

\$777,777 - 8266 Edgebrook Drive Nw, Calgary

MLS® #A2222155

\$777,777

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Discover over 3,500sq.ft. of developed living space in this beautifully maintained former Shane Homes showhome, set on a 54-ft wide lot with gated rear lane access—perfect for RV, trailer, or future parking pad. Featuring 5 bedrooms, 4 bathrooms, vaulted ceilings, no carpet flooring, 2 wood-burning fireplaces, a bright kitchen, formal dining/living rooms, bonus room, and a finished basement—this home is ideal for large or multi-generational families. The private primary suite includes its own balcony with no rear neighbours. Recent updates include PEX plumbing, upbeat mechanicals, fresh paint, and roofing improvements. Located steps to top schools, Nose Hill Park, ravine pathways, and transit. Book your showing today!

Built in 1987

Essential Information

MLS® #	A2222155
Price	\$777,777
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,451
Acres	0.12
Year Built	1987
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8266 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4N1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wet Bar, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Brick Facing, Gas Starter, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	95
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.