



8266 Edgebrook Drive Calgary Alberta

\$799,999

Step into comfort, space, and timeless charm in this beautifully maintained former Shane Homes showhome, nestled on a 54-ft wide flat rectangular lot in the heart of Edgemont—Calgary's largest and most established family community. With gated rear lane access ideal for RV or trailer parking, mature trees offering natural privacy, and well-kept front and back lawns, this home is as impressive outside as it is inside. Boasting over 3,550 sq.ft. of total developed living space, this 5-bedroom, 3.5-bathroom home offers the ideal blend of functionality and room to grow—perfect for large or multi-generational families. Inside, you're welcomed by soaring vaulted ceilings, a skylight, and expansive East- and West-facing windows that flood the home with natural light. The main floor features formal living and dining areas, a cozy family room with a wood-burning brick fireplace, and a spacious kitchen complete with stainless steel appliances, granite counters, ample cabinetry, and a sunny breakfast nook. Elegant French doors lead to a large deck—ideal for entertaining. A versatile main floor bedroom (or office), 2-pc bath, and a practical laundry room with built-in cabinetry and utility-sink add convenience. Upstairs, discover three generously sized bedrooms, including a private primary retreat with its own balcony, dual closets, and a Jacuzzi tub ensuite. A vaulted bonus room—complete with a second fireplace and wet bar—offers the perfect space for family movie nights or casual entertaining. A laundry chute from the hall adds a thoughtful touch of efficiency. The newly finished legal basement with all necessary city permits expands your living potential with a large 5th bedroom, full modern bathroom, massive rec room, wet bar, flex space, rough-ins for secondary laundry, and generous storage. Over the last decade or so, this home has seen quite some updates which include ro...

4pc Bathroom 4.92 Ft x 8.25 Ft

4pc Bathroom 13.58 Ft x 12.00 Ft

Bedroom 10.33 Ft x 9.17 Ft

Bedroom 10.33 Ft x 9.92 Ft

Bonus Room 19.08 Ft x 17.08 Ft

Primary Bedroom 16.17 Ft x 12.83 Ft

Other 7.50 Ft x 15.58 Ft

2pc Bathroom 4.50 Ft x 5.92 Ft

Breakfast 5.83 Ft x 10.67 Ft

Dining room 11.42 Ft x 12.42 Ft

Family room 17.00 Ft x 12.75 Ft

Foyer 8.00 Ft x 7.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://niteshsharma.royalpage.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

3pc Bathroom	12.83 Ft x 4.92 Ft	Other	20.58 Ft x 21.50 Ft
Bedroom	18.75 Ft x 14.92 Ft	Kitchen	9.33 Ft x 12.75 Ft
Office	9.92 Ft x 7.83 Ft	Laundry room	9.92 Ft x 5.00 Ft
Recreational, Games room	29.17 Ft x 12.33 Ft		