



8 Edgeland Bay Calgary Alberta

\$849,900

Nestled in the highly sought-after community of Edgemont, this beautifully renovated home offers 1,600 sq. ft. of refined main-floor living space, seamlessly blending style and comfort. Thoughtfully designed with a neutral color palette and elegant new flooring, this residence exudes timeless sophistication. The open-concept living and dining area, enhanced by a grand bay window, is bathed in natural light—creating the perfect setting for hosting intimate gatherings or lively celebrations. The well-appointed kitchen boasts ample counter space, abundant storage, and effortless access to the adjoining sunken family room, where a cozy fireplace invites relaxation. Step outside onto the sun-drenched deck—an idyllic retreat for unwinding with a cool drink while enjoying the warmth of the afternoon sun. The serene primary suite is a true sanctuary, complete with his-and-hers closets, a private ensuite, and exclusive access to the upper deck—offering a peaceful escape. Two additional spacious bedrooms, a full bath, and a dedicated laundry room complete the main floor. The fully finished walkout basement is designed for versatility and entertainment, featuring a sprawling recreation room perfect for game nights and gatherings. A generously sized fourth bedroom with an attached sitting area provides a comfortable retreat—ideal for teens or guests (Windows in Basement Bedroom may not be to today's Code). A half bath and an expansive utility room with built-in shelving offer exceptional storage and workspace. Step outside to the beautifully landscaped, south-facing backyard—fully fenced (Composite Low Maintenance Fencing) for privacy, with a concrete patio and a spacious pie-shaped lot, perfect for outdoor activities or a charming garden oasis. Situated on a quiet cul-de-sac, this home is just moments from parks, pathways, top-rated schools, and local amenities. Plus, wi...

2pc Bathroom 5.67 Ft x 6.33 Ft

Bedroom 10.50 Ft x 29.17 Ft

Recreational, Games room 29.25 Ft x 16.42 Ft

Storage 18.42 Ft x 36.17 Ft

3pc Bathroom 6.58 Ft x 7.75 Ft

4pc Bathroom 6.58 Ft x 7.00 Ft

Bedroom 9.33 Ft x 9.42 Ft

Other 11.17 Ft x 10.67 Ft

Family room 14.67 Ft x 13.25 Ft

Foyer 5.08 Ft x 6.50 Ft

Kitchen 10.67 Ft x 15.92 Ft

Laundry room 9.33 Ft x 6.00 Ft

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

Listing Presented By:



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CIR

REALTY

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Other 18.25 Ft x 10.17 Ft

Bedroom 12.75 Ft x 10.33 Ft

Living room 12.17 Ft x 16.42 Ft

Primary Bedroom 13.17 Ft x 16.17 Ft