



8328 Edgevalley Drive Calgary Alberta

\$1,059,900

Located on a quiet, family-friendly street in the heart of Edgemont, this beautifully upgraded west-facing home offers exceptional interior space, abundant natural light, and a rare, highly functional layout. Within walking distance of Edgemont School and the community center, this property features six bedrooms, three and a half bathrooms, a legal walk-out basement suite, and a mature 6,803 sq ft lot that perfectly blends modern upgrades with classic comfort. The exterior includes a tile roof and stucco finish, complemented by a double garage and an extended driveway that provides ample parking—practical, attractive, and ideal for everyday living. Inside, the soaring ceilings and sun-filled southwest-facing living room create a bright, uplifting atmosphere. Large curved bay windows allow natural light to pour in throughout the day, giving the entire space a sense of openness. The main floor includes a spacious bedroom with a large window, and the kitchen features brand-new 2024 marble countertops, a new dishwasher, a new washer and dryer, and a fully upgraded range hood with direct outdoor venting. The elegant new navy-black front door, upgraded garage door, and new backyard patio door all contribute to a modern and cohesive exterior look. The newly completed 2024 vinyl deck offers an ideal outdoor gathering space, complete with a natural gas hook-up for effortless summer BBQs. The second-floor bathroom was upgraded in 2025 with a new tub, tile, and shower fixtures. Both the main and second floors are equipped with Google Nest smart thermostats, and the basement has its own independent temperature control for year-round comfort and efficiency. Extensive upgrades completed in 2024 and 2025 ensure long-term comfort and peace of mind. These include over 30 brand-new windows with a manufacturer warranty of 25 years and a labor warranty of 3 years, custom zebra blinds...

Primary Bedroom 13.75 Ft x 14.50 Ft

5pc Bathroom 11.17 Ft x 12.00 Ft

Bedroom 14.17 Ft x 8.25 Ft

Bedroom 10.50 Ft x 11.17 Ft

5pc Bathroom 10.25 Ft x 9.25 Ft

Bedroom 10.67 Ft x 11.92 Ft

Living room 16.58 Ft x 13.75 Ft

Kitchen 11.17 Ft x 10.08 Ft

Bonus Room 12.08 Ft x 15.83 Ft

Bedroom 10.50 Ft x 10.00 Ft

Dining room 12.75 Ft x 10.92 Ft

Breakfast 9.08 Ft x 8.83 Ft

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Listing Presented By:



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Grand Realty

RE/MAX Realty Professionals

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Bedroom 11.00 Ft x 13.33 Ft

Other 10.83 Ft x 6.50 Ft

4pc Bathroom 5.17 Ft x 9.00 Ft

2pc Bathroom 3.00 Ft x 8.08 Ft