



**8286 Edgebrook Drive NW  
Calgary, Alberta**

**MLS # A2313967**



**\$829,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Open house June 7th(Sun 2-4PM). Location, Location, Location! Welcome to this fully renovated 4-bedroom back-laned home located in the quiet and prestigious community of Edgemont. Just minutes’ walk to Nose Hill Park and Edgemont School, zoned for the highly acclaimed Sir Winston Churchill High School. Only 12 minutes to the University of Calgary and Foothills Hospital, with easy access to Stoney Trail and numerous everyday amenities. This move-in-ready home combines spacious living with premium upgrades, offering approximately 2,691 sq.ft. of developed living space. The newer stucco exterior gives the home excellent curb appeal. Upon entering, you are welcomed by a bright open-to-below stairwell enhanced by a skylight and abundant natural light. A large feature mirror along the hallway further enhances the spacious feel. Features a vaulted ceiling living room and dining room, a fully renovated modern kitchen with stainless steel appliances and quartz countertops, plus a convenient breakfast nook. The cozy family room with wood-burning fireplace and wet bar creates a perfect space for relaxing and entertaining. Renovated vinyl plank flooring throughout the main floor and basement adds modern style and easy maintenance. The large rectangular landscaped backyard includes a covered deck and BBQ gas hookup. Upstairs offers 3 spacious bedrooms with hardwood flooring throughout. The primary bedroom features a beautifully renovated ensuite with skylight and quartz countertops. Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level. The basement includes a large bedroom and a massive flex room suitable for multiple uses. Recent upgrades: Attic insulation (2023), PVC windows (2023), Poly-B replaced with PEX plumbing (2024), newer interior paint (2024), solar panels (2024, saving approximately

\$1,000/year on utilities), upgraded light fixtures, vinyl plank flooring (2025), water softener & drinking water system (2026), radon mitigation system (2026), dishwasher (2026), and fresh fence painting (2026).