



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**8266 Edgebrook Drive  
Calgary, Alberta**

**MLS # A2326933**



**\$885,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,458 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Other		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome home to this executive aesthetically quality renovated beautiful property in the highly sought after northwest community of Edgemont—a neighbourhood celebrated for its rolling hills, top tier schools, and expansive green spaces, with over 3530 SQFT of living space. With a spacious, family friendly layout and major interior and exterior upgrades, this home delivers peace of mind, modern comfort, and exceptional everyday living. Everything in this home is double &ndash; double laundry, double garage, double furnace, double hot water tank, double living area. Double fireplace, double deck, double skylights etc. As you step into this home, the MAIN FLOOR LIVING AREA FEATURES, HIGH ROOF VAULTED CEILING with modern CHANDELIER and POT Lights &ndash; a lot of windows, SKYLIGHT providing nice warm reflection and brightness. Leading to the spacious kitchen is the dining area, featuring modern PANTRY and double sliding door. Adjacent to the dining is cozy kitchen, with new cabinets, kitchen island, and premium countertop & backsplash. At the back of the kitchen, is a warm and inviting second dining area for breakfast and another family room with electric fireplace that creates the perfect place to unwind. This level also features, large home office, washroom, modern laundry with cabinets, countertop and sink. Leading to the upstairs is the beautiful sturdy SPIRAL STAIRS RAILING, the second-floor features, large spacious master bedroom with double (2) closet, and 5PC LUXURIOUS ENSUITE WASHROOM WITH SECOND SKYLIGHT. THE MASTER BEDROOM HAS PRIVATE/SEPARATE DECK, IDEAL FOR COUPLE PRIVATE SUMMER RELAXATION. This floor has two extra spacious bedroom, 4pcs washroom and a huge bonus room with electric fireplace, ideal for family relaxation. The fully developed

basement features two (2) spacious bedrooms, full kitchenette, bar, recreation rooms, Gym room, 3pcs washroom, storage room, mechanical room with double hot water tanks and double furnace. APPLIANCES ARE BRAND NEW, NEW FLOORINGS, NEW FURNACE (REPLACED NOV 2025), NEW ROOFS, NEW ELECTRICAL WIRING, NEW LIGHTINGS, NEW PLUMBING, etc The huge lot, is nicely landscaped, fully fences with new paintings and rear gate ideal for trailers parking. This home is situated in one of Calgary's most desirable communities, this home is just minutes from TOP RATED SCHOOLS: EDGEMONT SCHOOL, TOM BAINES SCHOOL, SIR WINSTON CHURCHILL HIGH SCHOOL. Outdoor lovers will appreciate immediate access to: Edgemont Ravine, John Laurie Park, Extensive pathway systems, Large off leash areas. The home is a perfect blend of nature, convenience, and community. Book now for showing.