DANIEL CRAM

780-814-9482 hello@danielcram.ca

8266 Edgebrook Drive NW Calgary, Alberta

MLS # A2222155



\$777,777

Division:	Edgemont			
Туре:	Residential/Hou	ise		
Style:	2 Storey			
Size:	2,451 sq.ft.	Age:	1987 (38 yrs old)	
Beds:	5	Baths:	3 full / 1 half	
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive,			
Lot Size:	0.12 Acre			
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, N			

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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Features: Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar

Inclusions: Outdoor Swing Chair in backyard, Refrigerator in Garage,

Discover over 3,500sq.ft. of developed living space in this beautifully maintained former Shane Homes showhome, set on a 54-ft wide lot with gated rear lane access—perfect for RV, trailer, or future parking pad. Featuring 5 bedrooms, 4 bathrooms, vaulted ceilings, no carpet flooring, 2 wood-burning fireplaces, a bright kitchen, formal dining/living rooms, bonus room, and a finished basement—this home is ideal for large or multi-generational families. The private primary suite includes its own balcony with no rear neighbours. Recent updates include PEX plumbing, upbeat mechanicals, fresh paint, and roofing improvements. Located steps to top schools, Nose Hill Park, ravine pathways, and transit. Book your showing today!