

# \$729,900 - 8 Edgeland Bay Nw, Calgary

MLS® #A2227583

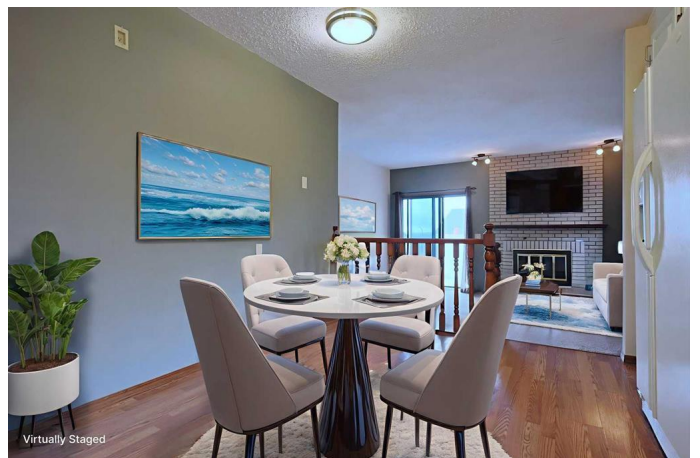
**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Sensational value in this warm & inviting bungalow tucked away in this cul-de-sac in the highly-desirable family community of Edgemont, offering a total of 3 bedrooms & 3 bathrooms, 2 decks & great-sized backyard with low-maintenance fencing. Available for quick possession, you'll love the family-friendly floorplan of this lovely home, which enjoys a bright & airy living room with large bay window, open to the spacious dining room which is perfect for family dinners & entertaining. The eat-in kitchen has laminate floors & lots of cabinet space, with pantry & white/stainless steel appliances including Samsung dishwasher & Whirlpool stove/convection oven. A step down from the kitchen is the cozy family room with wood-burning fireplace & access onto the large balcony. Main floor has 3 bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, ensuite with shower & its own private access onto the balcony. The walkout basement is finished with a great-sized games room & huge recreation room, half bathroom & utility/storage room with built-in shelving & workbench. Additional features include laundry on both the main & walkout levels, large storage shed & patio in the fenced backyard, tile floors in the 2 main floor bathrooms & finished 2 car garage with lots of extra parking on the driveway. A fantastic home in this prime location only minutes to Edgemont Superstore, neighbourhood schools & bus stops, with quick easy access to major retail centers,



University of Calgary, hospitals & LRT.

Built in 1982

### Essential Information

MLS® #	A2227583
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8 Edgeland Bay Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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