

# \$839,900 - 8 Edgeland Bay Nw, Calgary

MLS® #A2198191

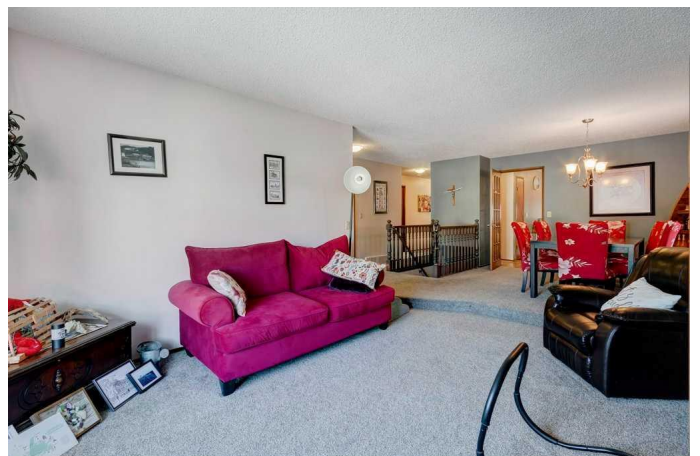
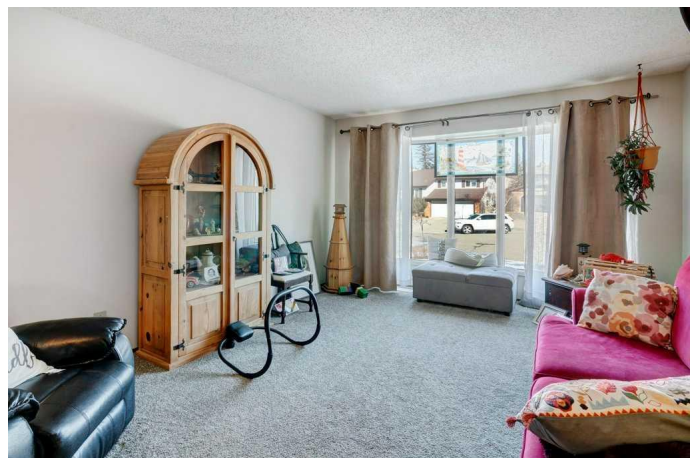
**\$839,900**

4 Bedroom, 3.00 Bathroom, 1,607 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Nestled in the highly sought-after community of Edgemont, this beautifully renovated home offers 1,600 sq. ft. of refined main-floor living space, seamlessly blending style and comfort. Thoughtfully designed with a neutral color palette and elegant new flooring, this residence exudes timeless sophistication. The open-concept living and dining area, enhanced by a grand bay window, is bathed in natural light—creating the perfect setting for hosting intimate gatherings or lively celebrations. The well-appointed kitchen boasts ample counter space, abundant storage, and effortless access to the adjoining sunken family room, where a cozy fireplace invites relaxation. Step outside onto the sun-drenched deck—an idyllic retreat for unwinding with a cool drink while enjoying the warmth of the afternoon sun. The serene primary suite is a true sanctuary, complete with his-and-hers closets, a private ensuite, and exclusive access to the upper deck—offering a peaceful escape. Two additional spacious bedrooms, a full bath, and a dedicated laundry room complete the main floor. The fully finished walkout basement is designed for versatility and entertainment, featuring a sprawling recreation room perfect for game nights and gatherings. A generously sized fourth bedroom with an attached sitting area provides a comfortable retreat—ideal for teens or guests (Windows in Basement Bedroom may not be to today's Code). A half bath and an expansive utility room with built-in shelving offer exceptional storage and



workspace. Step outside to the beautifully landscaped, south-facing backyardâ€”fully fenced (Composite Low Maintenance Fencing) for privacy, with a concrete patio and a spacious pie-shaped lot, perfect for outdoor activities or a charming garden oasis. Situated on a quiet cul-de-sac, this home is just moments from parks, pathways, top-rated schools, and local amenities. Plus, with Nose Hill Parkâ€™s breathtaking landscapes and extensive trails just steps away, nature lovers will relish the unparalleled access to outdoor adventures. With its prime location and thoughtful design, this home is a rare gemâ€”offering an unparalleled lifestyle of comfort and convenience. Great opportunity to add your own Modern Flare with Upgrades to suit your needs and wants! Call your favorite Realtor to come view today.

Built in 1982

**Essential Information**

MLS® #	A2198191
Price	\$839,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
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
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, See Remarks, Storage, Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Landscaped, Front Yard, Gentle Sloping, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 1st, 2025
Days on Market	56
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.