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

MLS® #A2227583

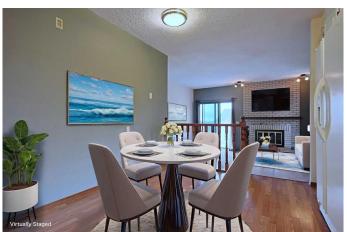
### \$729,900

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 2

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 1

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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