



THE
A-TEAM

**RE/MAX
FIRST**

8 EDGELAND Bay, Calgary T3A 2Y7

MLS®#: **A2198191** Area: **Edgemont** Listing Date: **03/01/25** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **6,081 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,607**
 Low Sqft:
 Ttl Sqft: **1,607**

DOM
9
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Gentle Sloping,Irregular Lot,Landscaped,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,See Remarks,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`7" x 7`9"	4pc Bathroom	Main	6`7" x 7`0"
Balcony	Main	18`3" x 10`2"	Bedroom	Main	12`9" x 10`4"
Bedroom	Main	9`4" x 9`5"	Dinette	Main	11`2" x 10`8"
Family Room	Main	14`8" x 13`3"	Foyer	Main	5`1" x 6`6"
Kitchen	Main	10`8" x 15`11"	Laundry	Main	9`4" x 6`0"
Living Room	Main	12`2" x 16`5"	Bedroom - Primary	Main	13`2" x 16`2"
2pc Bathroom	Lower	5`8" x 6`4"	Bedroom	Lower	10`6" x 29`2"

Game Room

Lower

29`3" x 16`5"

Storage
Legal/Tax/Financial

Lower

18`5" x 36`2"

Title:
Fee Simple
Legal Desc:

8011564

Zoning:
R-CG

Remarks

Pub Rmks:

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 backyard—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 Park'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 gem—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.

Inclusions:
Property Listed By:

**Venetian Blinds are included
RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









