

**8328 Edgevalley Drive NW  
Calgary, Alberta**

**MLS # A2275810**



**\$1,038,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,404 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Basement: Stove, Fridge, Washer, Dryer, Hoodfan, Electrical Fireplace, Storage Room in Backyard		

Welcome to this Beautiful, Expansive 2,404 sq.ft. Walkout Home with a Legal Secondary Suite in the sought-after community of Edgemont. Situated only a stone throw from Edgemont Elementary School, this stunning fully renovated 6 bedroom, 3.5 bathroom family home offers over 3,500 sq.ft. of fully developed space and Sunny South-West Exposure. Extensive Upgrades: 30 New Triple Pane Windows, 2 New Furnaces with Google Nest smart thermostats, Brand New Garage Door (Jan 2026), New Quartz counters and Dishwasher in Kitchen, Newer Luxury Vinyl Plank flooring through the first 2 levels, Upgraded Main Bath with Newer Tub, Tile & Shower Fixtures, Newer Vinyl Deck, Newer Front and Rear Doors, Newer Washer & Dryer, Newer Hoodfans and Tile Roof. The main floor features a spacious open-concept layout with high vaulted ceilings in the living & dining room, creating a seamless, high-end finish. The beautiful kitchen with sunshine ceiling, new counters & dishwasher, a central island and ample cabinetry for storage. The adjacent dining area offers seamless indoor-outdoor living with access to a new vinyl deck — perfect for relaxing or entertaining, family room with built-in bookshelves and a cozy fireplace, convenient main floor den, half bath and laundry room complete this level. Three spacious bedrooms on the upper level include a large primary suite with high vaulted ceilings, a 5-pc ensuite (double vanity, jetted tub, separate shower) and a walk-in closet, 2 bedrooms share a Jack and Jill 5 pc bathroom complete with a new bathtub and shower fixtures. The fully developed walkout level includes a legal secondary suite with a large living room with built-ins and a fireplace, a kitchen with new hoodfan, 2 bedrooms, a newer 4 pc bathroom, laundry room with second set of washer/dryer and extra room for storage, and a sun room.

Outside, you'll find a private, fully landscaped & fenced backyard with mature trees offering a serene outdoor retreat. This exceptional home offers the rare combination of modern upgrades in a mature community, just steps from top-rated schools, Tennis Courts, shopping centers, Nose Hill Park, and Transit. Easy commute to downtown, the University of Calgary, Foothill & Children's Hospital, Market Mall and All Major Routes. An absolute must-see in Edgemont.