\$949,888 - 169 Callaghan Drive, Edmonton

MLS® #E4440777

\$949.888

3 Bedroom, 3.00 Bathroom, 1,888 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome home to unparalleled serenity and luxury within Callaghan's prestigious 7 Oaks! Built with concrete construction for unparalleled quiet and comfort, imagine yourself in over 1,800sf of stunning main-level living, featuring soaring 12' ceilings, warm Brazilian Cherry floors, rich maple cabinetry, & luminous quartz surfaces. The heart of this home is a chef's dream kitchen, boasting top-tier SubZero, Wolf, Miele, Bosch & GE Café appliances, seamlessly flowing into a spacious living & dining area. Relax in 2 main-floor bedrooms, a dedicated office & a bright, airy 3-season sunroom. Discover nearly 3,600sf of total finished space, including a versatile basement with a bedroom, a flex room ideal for a gym or guest retreat & a bonus studio/office space. Also includes a spacious indoor heated garage workshop ideal for projects! A rare find! HURRY!

Built in 2009

Essential Information

MLS® # E4440777

Price \$949,888

Bedrooms 3

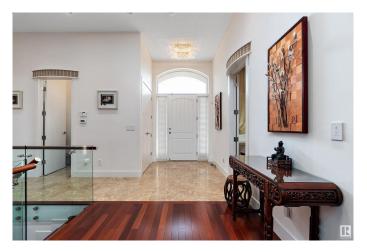
Bathrooms 3.00

Full Baths 3

Square Footage 1,888







Acres 0.00 Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 169 Callaghan Drive

Area Edmonton
Subdivision Callaghan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0G6

Amenities

Amenities Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal

Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler

Sys-Underground, Sunroom, See Remarks, HRV System

Parking Spaces 5

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Wall Mount

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Concrete, Stone, Stucco

Exterior Features Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See

Remarks, Partially Fenced

Roof Asphalt Shingles

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

School Information

Elementary Dr. Lila Fahlman School
Middle Dr. Lila Fahlman School

High Dr. Anne Anderson School

Additional Information

Date Listed June 6th, 2025

Days on Market 57

Zoning Zone 55

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