# \$899,000 - 219 Callaghan Drive, Edmonton

MLS® #E4429070

#### \$899,000

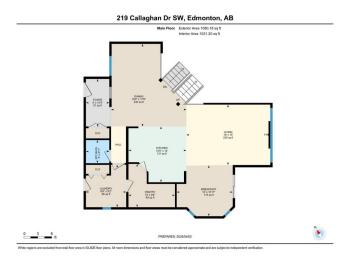
5 Bedroom, 3.50 Bathroom, 2,407 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

STUNNING HOME! METICULOUSLY MANICURED 1170 ft2 YARD! 30 X 27 FT FINISHED ATTACHED GARAGE! 3440 FT2 OF LIVING SPACE! GREAT LOCATION IN PRESTIGIOUS CALLAGHAN! Kimberley built 2-Stry presents like a show home featuring a unique floor plan. The main floor boasts open sight lines, loads of windows & 9 ft ceilings for natural light, kitchen offering lots of cabinets, granite tops, S/S appliances, large island & W/I pantry, living room with gas F/P surrounded by windows, 2 dining areas & eye-catching open riser stairs that lead to the bonus room above & den below. The upper level hosts the master suite w/5pc ensuite including an oversized tiled & glass shower & W/I closet, 2 more bedrooms with B/I desks & W/I closets & a 5-pc Jack & Jill bath. The lower level offers the mid-level den/bedroom with huge windows, a large rec area, den/exercise room, 5th bedroom & 4-pc bath. Your poster worthy yard features a 2-tiered deck/stone patio, gorgeous rock garden & lots of trees & shrubs. Close to schools, shopping, etc.







Built in 2011

#### **Essential Information**

MLS® #	E4429070
Price	\$899,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.00
Year Built	2011
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	219 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Gazebo, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	6
Parking	Insulated, Over Sized, Triple Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplaces	Direct Vent, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl		
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No		
	Back Lane, No Through Road, Playground Nearby, Public		
	Transportation, Schools, Shopping Nearby, Treed Lot		
Roof	Asphalt Shingles		
Construction	Wood, Stone, Vinyl		
Foundation	Concrete Perimeter		

#### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on April 6th, 2025 at 1:17pm MDT