

## \$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	58
Zoning	Zone 55

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