# \$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

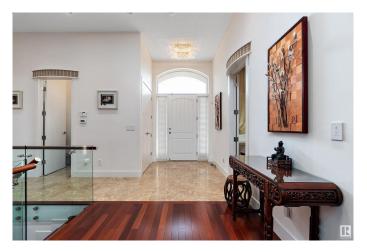
Bathrooms 3.00

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 3:02pm MDT