# \$949,888 - 169 Callaghan Drive, Edmonton

MLS® #E4440777

#### \$949,888

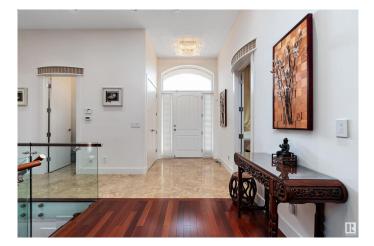
3 Bedroom, 3.00 Bathroom, 1,888 sqft Single Family on 0.00 Acres

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
Туре	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			No Animal	
	Home, No	Smoking Home	Smart/Program.	Thermostat,	Sprinkler
	Sys-Undergr	round, Sunroom, S	See Remarks, HRV	System	

Parking Spaces	5
Dorking	Double Carage A

# 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-S	ac, Fruit	Trees/Shrubs, La	andscaped,	Park/Reser	ve, Playgr	ound
	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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Listing information last updated on August 2nd, 2025 at 12:32pm MDT