



## Edmonton Alberta

\$938,500

Welcome to Callaghan Point! One of South Edmonton's most desirable pockets. Truly a rare find. Beautiful, bright 2957 sqft 2-storey home w/ a walkout basement & SECOND KITCHEN. Enjoy the SW yard exposure flooding this home w/ natural light w/ expansive windows, elegant hardwood floors, open concept main floor living, perfect for hosting family & friends w/ a huge chef inspired kitchen, gas range, s/s appliances & quartz counter tops. Step onto the deck with SW views, perfect for those summer sunsets. Main floor is complete with an office, full bath & greet room off the foyer. Walkout basement offers a meticulous second kitchen which feels like most homes primary kitchen flooded with light with quality reno's shining. Spacious living room w gas F/P, 2 bedrooms & full bath complete the basement. Upstairs, you'll find a massive primary retreat w/ a 5 pc ensuite & a walk-in closet, 2 secondary bedrooms w/ a 4 pc bath, and a huge bonus room w/ vaulted ceilings. Stay cool all summer w A/C. Amazing opportunity! (id:6769)

Bedroom 4 3.93 m X 3.54 m

Bedroom 5 Measurements not available

Living room 6.34 m X 4.3 m

Dining room 3.78 m X 2.99 m

Kitchen 5.73 m X 2.99 m

Den 3.96 m X 2.9 m

Office Measurements not available

Primary Bedroom 5.46 m X 3.93 m

Bedroom 2 4.11 m X 3.44 m

Bedroom 3 5.15 m X 4.69 m

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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