



## 1075 Connelly Way Edmonton AB

\$669,501

IMMEDIATE POSSESSION! Welcome to Callaghan! This well-maintained custom-built home boasts over 2535 Sq. ft. of living space above ground w/ 3 large bedrooms and 2.5 baths! You are welcomed into a functional open floor plan w/ 9 ft ceilings featuring a DEN to convert an extra bdrm, a designated office, a living room w/ gas fireplace & 3-panel windows overlooking the FULLY FENCED, LANDSCAPED backyard, a dining area that leads out to the DECK & dream ISLAND KITCHEN w/ BREAKFAST NOOK, CUSTOM-MADE TILE BACKSPLASH, GRANITE COUNTERTOP & CUSTOM-BUILT CABINETS! A main flr laundry rm w/ its own sink for convenience! Upstairs offers a large BONUS ROOM w/ fireplace, a Primary bdrm w/ 5-pc ensuite w/ DOUBLE VANITY & JET SOAKER TUB & a huge WIC w/ built in organizers! Add 2 bdrms w/ a common bath for your growing family! The basement awaits your creative ideas for your extra living space! Close to all amenities! A/C -2022, Sprinkler System - 2022, NEW CARPETS- 2024, NEW BLINDS - 2024 & Energy-Star HWT!

Listing Presented By:



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