



17314 CALLINGWOOD Road Edmonton AB

\$274,900

Step into your Next Chapter at Horizon Village! Discover the joys of Adult Living (55+) in this spacious 3-BEDROOM, 2-BATH home with AIR CONDITIONING and attached garage. Enjoy a bright living room, kitchen with deck access, formal dining room, and a primary bedroom with a huge closet. Fully finished basement includes a family/rec room, extra bedroom, full bath & plenty of storage. Convenient main-floor laundry, too! Community perks? Yes, please! Host gatherings or connect with neighbors at the Community Amenities Building, with full kitchen, games room, pool tables, shuffleboard, and an elevator for easy access. Location is everything ... close to the YMCA, Callingwood Shopping Centre, WEM, and essential services like groceries, restaurants + medical offices, with easy access to Anthony Henday & Whitemud! Best of all? Landscaping and snow removal are handled for you! Includes Cable TV! Visitor Parking! This is worry-free living at its finest.

Listing Presented By:



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