



## 523 37 Avenue Edmonton AB

\$724,900

Welcome to the Callie by Bedrock Homes, a stunning two-story residence featuring 3 bedrooms and 2.5 baths. This meticulously designed home boasts a double attached garage, enhanced with a 2-foot extension in the dinette for added space. The open main floor showcases 9' ceilings, 8' doors throughout, and a Chef's Kitchen with a mega island, beverage center, butcher block raised eating bar, and upgraded black stainless steel appliances including an induction cooktop, chimney-style hood fan, smart built-in ovens, and a smart fridge. A custom Spice Kitchen complements the main culinary space. The Great Room is anchored by a 50" linear gas fireplace with custom detailing, while an office with barn doors and custom railing with a built-in dog pen add functional elegance. The Bonus Room features dual TV/gaming and relaxing zones, and the upgraded ensuite is a retreat with a tiled smart shower, oversized tub. Additional highlights include upper laundry with a sink & a smart home package. Photos are representative

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Bode

[info@bodecanada.com](mailto:info@bodecanada.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)