



## Edmonton Alberta

**\$649,900**

Captivating in Callaghan! Welcome to this beautiful 2,503 sq. ft. 4-bedroom 2-storey in upscale Callaghan. It offers a family-friendly layout with premium finishes throughout. The main floor features 9' ceilings, hardwood, ceramic tile, a bright living room with a cozy gas fireplace, and a spacious kitchen with a gas stove, 1 1/4 granite countertops, ample cabinetry, and a large dining nook. A main-floor den and 2-piece bath complete this level. Upstairs are four generous bedrooms and three full bathrooms, including a luxurious 5-piece ensuite in the primary suite, a 4-piece ensuite in another bedroom, plus an additional 4-piece bath. A massive vaulted bonus room provides an ideal space for relaxing or movie nights. Additional highlights include an insulated and drywalled garage, full-height basement, upgraded colonial finishing package, and durable 30-year Cambridge shingles. Close to parks, schools, trails, shopping, and major routes, this home offers comfort, style, and exceptional value! (id:6769)

**Kitchen** 4.26 m X 4.84 m

**Den** 3.47 m X 3.23 m

**Great room** 4.75 m X 4.57 m

**Breakfast** 3.53 m X 4.45 m

**Primary Bedroom** 4.5 m X 3.65 m

**Bedroom 2** 3.35 m X 3.77 m

**Bedroom 3** 3.04 m X 3.04 m

**Bedroom 4** 3.04 m X 3.04 m

**Bonus Room** 6.09 m X 4.87 m

Listing Presented By:



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Century 21 Reward Realty

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