



## Edmonton Alberta

\$449,900

OUTSTANDING luxurious 1578sqft HALF DUPLEX with DOUBLE attached garage and BONUS room. Warm and inviting foyer lead you to an open concept kitchen, dining and great room all with hardwood flooring. Kitchen features granite countertops, stainless steel appliances, modern backsplash, corner pantry and large island. Dining room is spacious and overlooks the beautiful yard. Great room with gas fireplace will keep the chill off. 2 piece bath and large mudroom with built in cabinets complete this level. Upper level bonus/flex room is an added feature that is sure to impress. 2 large EXECUTIVE suites with 4 piece ensuite and walk in closets. Upper level laundry makes laundry day easy. Basement is unfinished yet waiting for your design. Central A/C makes it cool in the summer while you enjoy the beauty of the backyard. Fenced and perfectly manicured SOUTH backyard park like oasis setting. This home shows pride of ownership! Great value in Callaghan, close to schools, parks and walking trails. (id:6769)

Dining room 3.65 m X 2.74 m

Kitchen 3.65 m X 3.04 m

Primary Bedroom 3.74 m X 6.03 m

Bedroom 2 4.87 m X 3.84 m

Bonus Room 3.2 m X 2.74 m

Laundry room Measurements not available

Listing Presented By:



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NOW Real Estate Group



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