



## Edmonton Alberta

\$325,000

Time to enjoy easier living at 55+ Horizon Callingwood. This lovingly cared for end unit bungalow duplex features a sunroom, central air conditioning, laminate through main floor & a finished basement. Your kitchen peninsula looks onto the open dining and livingroom area with stone faced fireplace. Your primary bedroom has a large closet with a jack & jill 4pc bathroom. You'll find a second bedroom, main floor laundry & lots of storage throughout the main level. A west facing covered sunroom provides a relaxing spot to sit or container garden. Finished basement includes rec room, large bedroom, 3pc bathroom with walk in shower & flex workroom (was a dark room). The attached garage has lots of shelving with driveway space for a second car. Club house has mailboxes with upper & lower level recreation spaces. Located near Callingwood Shopping Centre, Farmers Market, off leash area, West Edmonton Mall & Misericordia Hospital. Convenient to 170 Street with quick access to Anthony Henday & Whitemud Drive. (id:6769)

Family room 9.86 m x Measurements not available	Primary Bedroom 3.17 m x Measurements not available
Office 5.95 m x Measurements not available	available
Living room 4.88 m x Measurements not available	Bedroom 2 3.02 m x Measurements not available
Dining room 2.09 m x Measurements not available	Sunroom 3.34 m x Measurements not available
Kitchen 3.6 m x Measurements not available	Laundry room 0.93 m x Measurements not available
	available

Listing Presented By:



Originally Listed by:  
Schmidt Realty Group Inc

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