



## Edmonton Alberta

\$879,800

This impressive 2-storey WALKOUT in Callaghan Point offers 4,394 sq ft of total living space designed for comfort and flexibility. The open-concept main floor features hardwood flooring and a chef-inspired kitchen with granite countertops and stainless steel appliances, ideal for entertaining. Step outside to a large deck overlooking the yard—perfect for summer gatherings and evening relaxation. A MAIN FLOOR BEDROOM or private den, along with a FULL BATHROOM, adds valuable versatility. Upstairs, you'll find a spacious primary retreat, two additional bedrooms, and a generous BONUS ROOM that can easily function as another bedroom. The fully finished WALKOUT BASEMENT further extends the living space with 2 BEDROOMS, a full bath, large recreation area with gas fireplace, and a well-appointed KITCHENETTE STYLE SET UP. Located close to all major amenities, schools, parks, shopping, and easy access to Anthony Henday, this home combines space, function, and convenience in one exceptional package. (id:6769)

Bedroom 4 3.41 m X 3.96 m

Bedroom 5 4.17 m X 3.32 m

Recreation room 5.15 m X 7.34 m

Living room 4.57 m X 3.58 m

Dining room 2.46 m X 3.81 m

Kitchen 5.03 m X 5.77 m

Family room 5.05 m X 5.18 m

Den 2.9 m X 3.96 m

Primary Bedroom 3.96 m X 5.51 m

Bedroom 2 4.17 m X 3.5 m

Bedroom 3 3.96 m X 3.62 m

Bonus Room 4.76 m X 5.21 m

Listing Presented By:



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