



## Edmonton Alberta

\$744,900

Elevated living in Callaghan! Over 2,500 Sq ft of living space across two storeys, this 4 bed plus den, 3.5 bath home is situated on a premium corner lot and is designed for modern living. Step inside to a welcoming front den—perfect for a private office which flows into the open, light-filled main living space with soaring 18-ft ceilings, crown molding and BRAND NEW WINDOWS! A true chef's kitchen features sleek granite countertops, NEW electric stove top and porcelain tile. Spacious dining area with deck access, laundry & a 2pc bath finish this level. Upstairs a LUXE primary suite features a double sided gas F/P, double sinks, and a relaxing jacuzzi tub. The F/F basement features a functional wet bar, fitness area, extra bedroom and a versatile rec space, private spaces for everyone and everything! Zoned heating throughout keeps every space comfortable, while the RARE TANDEM QUAD GARAGE offers unmatched convenience. PLUS..Central A/C, IN FLOOR HEATING , Irrigation System and stamped concrete drive! (id:6769)

Bedroom 4 3.8 m X 4.38 m  
 Recreation room 3.98 m X 6.2 m  
 Utility room 2.43 m X 3.77 m  
 Living room 4.26 m X 4.57 m  
 Dining room 3.81 m X 2.44 m  
 Kitchen 3.92 m X 4.08 m

Den 3.4 m X 3.37 m  
 Family room 3.15 m X 9.77 m  
 Primary Bedroom 4.64 m X 6.43 m  
 Bedroom 2 3.94 m X 3.13 m  
 Bedroom 3 3.18 m X 5.83 m

Listing Presented By:



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