



## Edmonton Alberta

\$933,900

Welcome to Callaghan Point! One of South Edmonton's most desirable pockets. Truly a rare find. Beautiful, bright 2957 sqft 2-storey home w/ a walkout basement & SECOND KITCHEN. Enjoy the SW yard exposure flooding this home w/ natural light w/ expansive windows, elegant hardwood floors, open concept main floor living, perfect for hosting family & friends w/ a huge chef inspired kitchen, gas range, s/s appliances & quartz counter tops. Step onto the deck with SW views, perfect for those summer sunsets. Main floor is complete with an office, full bath & greet room off the foyer. Walkout basement offers a meticulous second kitchen which feels like most homes primary kitchen flooded with light with quality reno's shining. Spacious living room w gas F/P, 2 bedrooms & full bath complete the basement. Upstairs, you'll find a massive primary retreat w/ a 5 pc ensuite & a walk-in closet, 2 secondary bedrooms w/ a 4 pc bath, and a huge bonus room w/ vaulted ceilings. Stay cool all summer w A/C. Amazing opportunity! (id:6769)

Bedroom 4 4.16 m X 3.3 m  
 Bedroom 5 3.98 m X 3.44 m  
 Recreation room 7.58 m X 5.12 m  
 Second Kitchen 3.05 m X 2.99 m  
 Breakfast 3.85 m X 2.5 m  
 Storage Measurements not available  
 Living room 4.56 m X 3.54 m  
 Dining room 3.83 m X 2.46 m

Kitchen 5.75 m X 5.06 m  
 Family room 5.23 m X 5.06 m  
 Den 3.99 m X 2.93 m  
 Laundry room Measurements not available  
 Primary Bedroom 6.49 m X 5.5 m  
 Bedroom 2 4.14 m X 3.49 m  
 Bedroom 3 4 m X 3.35 m  
 Bonus Room 5.21 m X 4.69 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Elite



**Royal**

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