

## \$949,888 - 169 Callaghan Drive, Edmonton

MLS® #E4440777

**\$949,888**

3 Bedroom, 3.00 Bathroom, 1,888 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome home to a rare blend of modern luxury & serene Asian elegance, nestled within Callaghan's prestigious 7 Oaks enclave! Imagine yourself in over 1,800sf of stunning main-level living, featuring soaring 12' ceilings, warm Brazilian Cherry floors, rich maple cabinetry, & luminous quartz surfaces. The heart of this home is a chef's dream kitchen, boasting top-tier SubZero, Wolf, Miele, & GE Café appliances, seamlessly flowing into a spacious living & dining area perfect for grand entertaining or peaceful evenings. Relax in 2 main-floor bedrooms, a dedicated office, and a bright 3-season sunroom overlooking your private, landscaped oasis. Discover nearly 3,600sf of total finished space, including a versatile basement with a bedroom, a flex room ideal for a gym or guest retreat, & a bonus studio/office space. INCREDIBLE fortress-like concrete construction, full water filtration, instant hot water, HRV & Bosch/LG appliances. Every detail is crafted for refined living in SW Edmonton. A rare find! HURRY!

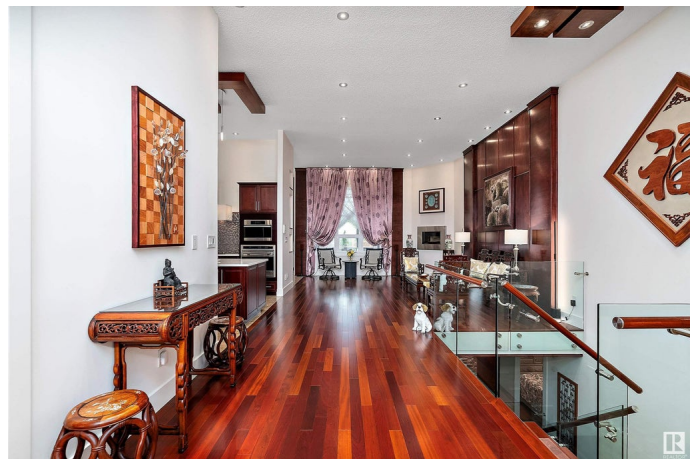
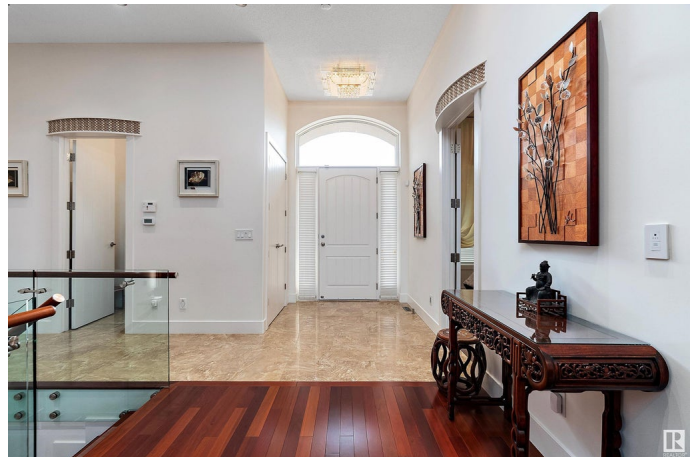
Built in 2009

### Essential Information

MLS® # E4440777

Price \$949,888

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,888
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	169 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0G6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sprinkler Sys-Underground, Sunroom, See Remarks, HRV System
Parking Spaces	5
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 55

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Listing information last updated on June 16th, 2025 at 2:02am MDT