

## \$790,000 - 307 Callaghan Close, Edmonton

MLS® #E4432898

**\$790,000**

5 Bedroom, 3.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This former Cameron Homes show homes features numerous stunning property upgrades including California shutters throughout, upgraded crown moldings, coffered ceiling in the flex room, remote control blind, and barrel ceiling in the large bonus room. Enjoy entertaining year-round with a bright, modern, open kitchen and dining area. The kitchen features a gas range and gas stove, Kitchen Aide InstaView Fridge and top of the line Bosch dishwasher. The main floor's flex room can be used as an office, dining room or a library and features an eye catching reclaimed wood wall. The second floor features an owners suite with spacious en-suite and walk in closet along with 3 additional bedrooms as well as large bonus room. The south facing backyard patio provides a peaceful retreat, ideal for relaxing or gatherings. The patio also has a TV viewing see so you can enjoy playoff games or enjoy an outdoor family movie night! New air conditioner, water tank, wide plank floors and appliances! A must see!

Built in 2007

### Essential Information

MLS® # E4432898

Price \$790,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,566                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 Callaghan Close |
| Area        | Edmonton            |
| Subdivision | Callaghan           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0G3             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Vinyl Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 55          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 4:02am MDT