

\$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!

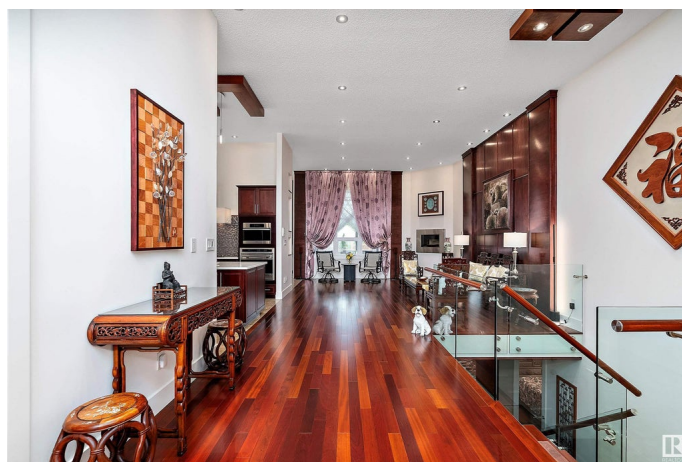
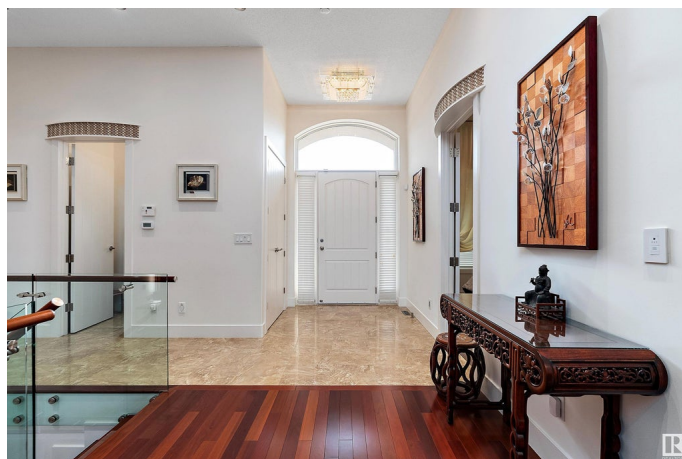
Built in 2009

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 2:17am MDT