

# \$899,000 - 219 Callaghan Drive, Edmonton

MLS® #E4429070

**\$899,000**

5 Bedroom, 3.50 Bathroom, 2,407 sqft  
Single Family on 0.00 Acres

Callaghan, Edmonton, AB

STUNNING HOME! METICULOUSLY MANICURED 1170 ft<sup>2</sup> YARD! 30 X 27 FT FINISHED ATTACHED GARAGE! 3440 FT<sup>2</sup> OF LIVING SPACE! GREAT LOCATION IN PRESTIGIOUS CALLAGHAN! Kimberley built 2-Stry presents like a show home featuring a unique floor plan. The main floor boasts open sight lines, loads of windows & 9 ft ceilings for natural light, kitchen offering lots of cabinets, granite tops, S/S appliances, large island & W/I pantry, living room with gas F/P surrounded by windows, 2 dining areas & eye-catching open riser stairs that lead to the bonus room above & den below. The upper level hosts the master suite w/5pc ensuite including an oversized tiled & glass shower & W/I closet, 2 more bedrooms with B/I desks & W/I closets & a 5-pc Jack & Jill bath. The lower level offers the mid-level den/bedroom with huge windows, a large rec area, den/exercise room, 5th bedroom & 4-pc bath. Your poster worthy yard features a 2-tiered deck/stone patio, gorgeous rock garden & lots of trees & shrubs. Close to schools, shopping, etc.



219 Callaghan Dr SW, Edmonton, AB

Main Floor Exterior Area 1080.18 sq ft  
Interior Area 1021.20 sq ft



0 3 6 ft

PREPARED: 20250402

While regions are excluded from total floor area in iGUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2011

## Essential Information

MLS® # E4429070

Price \$899,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	219 Callaghan Drive
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exercise Room, Gazebo, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	6
Parking	Insulated, Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplaces	Direct Vent, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 2

Zoning Zone 55

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Listing information last updated on April 6th, 2025 at 7:47am MDT