# \$899,998 - 169 Callaghan Drive, Edmonton

MLS® #E4461797

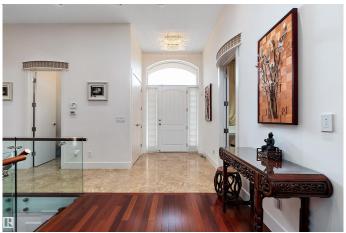
#### \$899.998

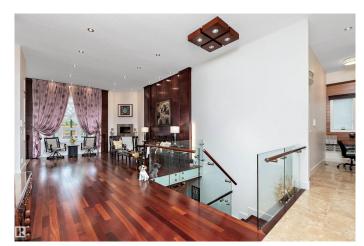
3 Bedroom, 3.00 Bathroom, 1,888 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Discover this rare find in Callaghan's prestigious 7 Oaks, a custom luxury home of concrete construction offering unmatched comfort. Enjoy over 1,800sf of elegant main-floor living with soaring 12' ceilings, Brazilian Cherry hardwood, rich maple cabinetry & luminous quartz. The chef's dream kitchen boasts SubZero, Wolf, Miele, Bosch & GE Café appliances, flowing seamlessly into expansive living & dining areas designed for gatherings. Retreat to 2 spacious bedrooms, a private office & a sun-filled 3-season room ideal for relaxation or entertaining. Nearly 3,600 sf of finished space extends downstairs with a wet bar, bedroom, full bathroom, flex room (perfect gym/guest retreat) & bonus studio/office. An oversized heated double garage with dedicated workshop adds functionality. Perfectly blending sophistication, comfort & versatility, this exceptional residence is a superb opportunity for discerning down-sizers seeking effortless single-level living in a coveted enclave close to parks, trails & amenities.







Built in 2009

## **Essential Information**

MLS® # E4461797 Price \$899,998 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, Ceiling 10 ft., Closet Organizers, Deck, Detectors

Smoke, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Sprinkler System-Fire, Sunroom, See

Remarks

Parking Spaces 5

Parking Double Garage Attached, Heated, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Wall Mount

Stories 2
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Concrete, Stucco

Exterior Features Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Vegetable Garden,

See Remarks

Roof Asphalt Shingles
Construction Concrete, 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 October 10th, 2025

Days on Market 6

Zoning Zone 55

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Listing information last updated on October 16th, 2025 at 2:02pm MDT