

## \$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
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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	5
Zoning	Zone 55

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Listing information last updated on April 30th, 2025 at 12:17pm MDT