

## \$729,000 - 307 Callaghan Close, Edmonton

MLS® #E4438271

**\$729,000**

5 Bedroom, 3.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

This former Cameron Homes show homes features over 3600 sq foot of finished space with 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. New LG InstaView Door-in-Door fridge, New 800 series Bosch dishwasher, New wide plank flooring, New water heater AND New AC! The main floor features a bright modern kitchen with a separate dining area surrounded by windows, a large sitting area with gas fireplace, and a flex room with a reclaimed wood wall. The second floor features an owners suite with spacious en-suite and walk in closet along with 3 additional bedrooms on the upper floor as well as huge bonus room. The south facing backyard patio provides a peaceful retreat, ideal for relaxing or gatherings. Complete with a finished basement including a bedroom and bathroom. A must see!

Built in 2007

### Essential Information

MLS® #	E4438271
Price	\$729,000
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	May 23rd, 2025
Days on Market	2
Zoning	Zone 55

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Listing information last updated on May 24th, 2025 at 11:02pm MDT