# \$759,900 - 645 Cantor Landing Landing, Edmonton

MLS® #E4425039

#### \$759,900

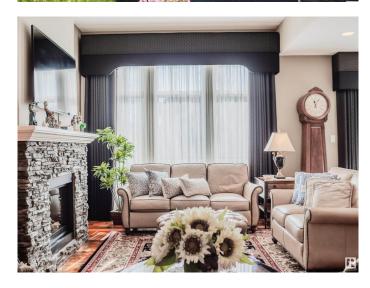
3 Bedroom, 3.00 Bathroom, 1,496 sqft Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Nestled on a quiet crescent & surrounded by walking trails, this home offers perfect balance of tranquility & convenience, with amenities, shopping, & airport just minutes away. Fully finished bungalow showcases thoughtful upgrades throughout that cater to both style & functionality. Main floor features spacious entrance, private office space; open-concept kitchen is chef's dream with stunning maple cabinetry, Zambezi granite countertops & large walk-in pantry. Living room, with its inviting feature gas fireplace, flows seamlessly into dining area, which opens onto a large deckâ€"ideal for relaxing outdoors. Primary bedroom boasts luxurious 5-pc ensuite & walk-in closet, while convenient laundry room, 2nd bedroom & full bath complete main level. The basement is a true highlight, with a large entertaining area & bar, complemented by a two-sided gas fireplace. Family room is perfect for movie, while a third bedroom, full bath offer plenty of space for guests. Heated garage, inground sprinklers & so much more







Built in 2012

#### **Essential Information**

MLS® # E4425039 Price \$759,900

Bedrooms 3

Bathrooms 3.00 Full Baths 3

Square Footage 1,496

Acres 0.00 Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 645 Cantor Landing Landing

Area Edmonton
Subdivision Callaghan
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0V6

## **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Detectors Smoke, Front Porch

Parking Spaces 4

Parking Double Garage Attached, Heated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped,

Low Maintenance Landscape, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 98

Zoning Zone 55

HOA Fees 145

HOA Fees Freq. Monthly

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