

Courtesy Of Brent Anderson Of Century 21 Masters

## \$719,900 - 1546 Cunningham Cape, Edmonton

MLS® #E4423338

**\$719,900**

4 Bedroom, 3.50 Bathroom, 2,309 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Explore the beauty + elegance of this meticulously maintained home in Callaghan. With its stunning features + spacious design, perfect for creating cherished memories with family + friends. As you step into the home, you are greeted by a sunny + spacious entry that opens to above, setting the tone for the grandeur that awaits inside. The entrance is designed to welcome you with warmth + style, immediately making a lasting impression. For wine enthusiasts, the cozy wine room is a delightful highlight of this home. It features an oversized wine fridge, allowing you to keep your favourite selections perfectly chilled + ready for any occasion. The main floor boasts an open concept living, dining, + kitchen area with 9-foot ceilings + intricate crown molding. The engineered hardwood floors add a touch of sophistication, while the gas fireplace provides warmth + ambiance during those chilly winter nights. Primary with 5 pc ensuite, plus 3 bdrm, upper level bonus rm, rec rm in the bsmnt, 2-4pc bth, powder room.

Built in 2011

### Essential Information

MLS® # E4423338

Price \$719,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1546 Cunningham Cape
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	4
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-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman School
Middle	Dr. Lila Fahlman School
High	Dr. Anne Anderson School

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	50
Zoning	Zone 55

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