

Courtesy Of Brent Anderson Of Century 21 Masters

## \$735,000 - 1546 Cunningham Cape, Edmonton

MLS® #E4423338

**\$735,000**

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.

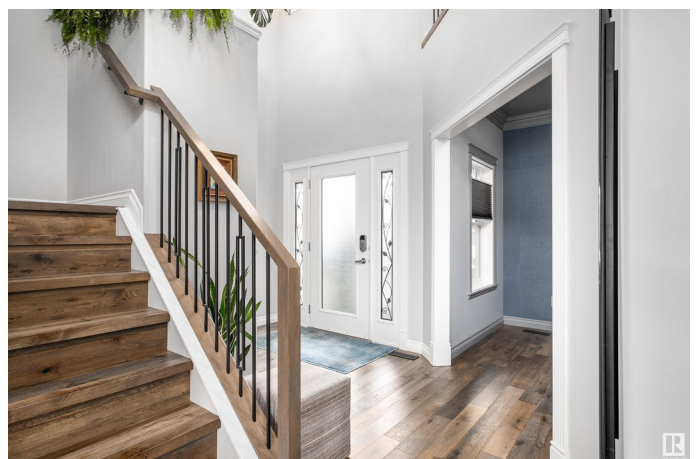
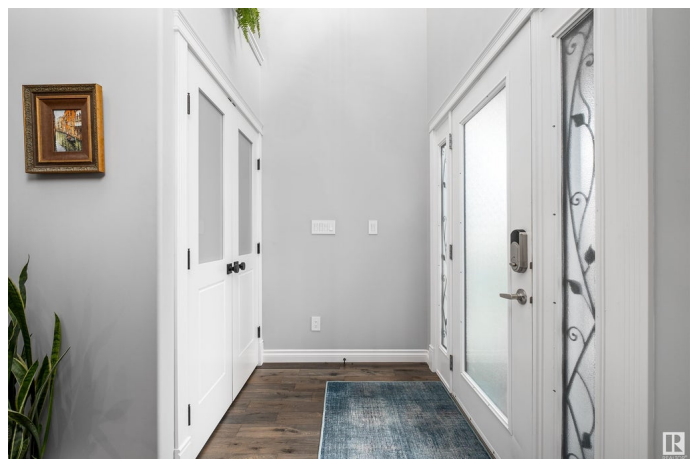
Built in 2011

### Essential Information

MLS® # E4423338

Price \$735,000

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 | 36                  |
| Zoning         | Zone 55             |

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Listing information last updated on April 5th, 2025 at 10:47am MDT