

## \$933,900 - 515 Callaghan Pt, Edmonton

MLS® #E4457178

**\$933,900**

5 Bedroom, 4.00 Bathroom, 3,036 sqft

Single Family on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to Callaghan Point! One of South Edmonton's most desirable pockets. Truly a rare find. Beautiful, bright 2957 sqft 2-storey home w/ a walkout basement & **SECOND KITCHEN**. Enjoy the SW yard exposure flooding this home w/ natural light w/ expansive windows, elegant hardwood floors, open concept main floor living, perfect for hosting family & friends w/ a huge chef inspired kitchen, gas range, s/s appliances & quartz counter tops. Step onto the deck with SW views, perfect for those summer sunsets. Main floor is complete with an office, full bath & greet room off the foyer. Walkout basement offers a meticulous second kitchen which feels like most homes primary kitchen flooded with light with quality reno's shining. Spacious living room w gas F/P, 2 bedrooms & full bath complete the basement. Upstairs, you'll find a massive primary retreat w/ a 5 pc ensuite & a walk-in closet, 2 secondary bedrooms w/ a 4 pc bath, and a huge bonus room w/ vaulted ceilings. Stay cool all summer w A/C. Amazing opportunity!

Built in 2010

### Essential Information

MLS® # E4457178

Price \$933,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,036                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 515 Callaghan Pt |
| Area        | Edmonton         |
| Subdivision | Callaghan        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0G4          |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                        |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Stone, Stucco                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                         |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Dr. Lila Fahlman  |
| Middle     | Dr. Lila Fahlman  |
| High       | Dr. Anne Anderson |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 55              |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 18th, 2025 at 10:02am MDT