



Edmonton **55 Callaghan**

1519 CUNNINGHAM CA SW

LP: \$924,900

SP:



ACTIVE

Type: Detached Single Family
Style: 2 Storey
Year Built: 2011
Full Baths: 3
Half Baths: 1
Tot A.G. SqFt: 2,864.62

Listing ID#: E4211670
Bdrms Above: 4
Bdrms Total: 5
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 266.13

Stunning custom elegance overlooking the lake, with fully finished walkout basement & triple garage. 4200 sq ft of total living space, 4 + 1 bdrms (including rare main floor bedroom), 3.5 baths, stone accents, hand painted wall decor, covered ceilings, in-floor heating & hardwood throughout - even the bedrooms. Enjoy sweeping lake views from the gourmet kitchen with 5-burner gas stovetop, walk -thru pantry and bright dining nook. Entertain in style in your spectacular great room w 18 ft ceiling & floor-to-ceiling slate fireplace & stylish formal dining room, then move the party outdoors to the 30 ft long deck directly facing the lake. The master suite is absolutely sumptuous, overlooking the lake, w luxury ensuite & french doors & bdrms are spacious, each with walk-in closets & hardwood flooring. The walk-out level is perfect for family fun - wet bar, fireplace, vinyl plank & in-floor heating, 5th bdrm, covered deck steps from the lake. Triple garage, exposed aggregate & so much more - ready for your family!

Directions:

Virtual Tour: <https://vimeo.com/426284514>

Brochure: <http://www.1519-CunninghamCape-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	2	0	0	Main:	142.27	1,531.39
Ensuite Baths:		0	0	0	1	0	Uppr:	123.86	1,333.23
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y						Fireplace Type:	Stone Facing	
Fireplace Fuel:	Gas						Lowr:	125.21	1,347.76
Parking:	Triple Garage Attached						BIGd:		
Garage Dim:	Prk Encl/Ttl: 3 / 6						Total A.G.:	266.13	2,864.62

Living Room:	5.49x5.49	M	Master Bedroom:	6.10x4.27	U	Laundry Room	2.74x2.44	M
Dining Room:	4.57x2.74	M	Bedroom 2:	4.27x4.27	U	Other	2.74x2.13	B
Kitchen:	4.57x4.27	M	Bedroom 3:	4.27x3.66	U	Breakfast Nook	4.27x2.44	M
Family Room:	5.49x5.18	B	Bedroom 4:	3.05x3.05	M			
Den:			Bedroom	4.27x3.66	B			
Bonus Room:								

Flooring: Hardwood, Non-Ceramic Tile
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stone, Stucco
Site Influences: Backs Onto Lake, Cul-De-Sac, Lake Access Property, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Lake
Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Deck, Vaulted Ceiling, Walkout Basement

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Restrictions: None Known
Goods Excluded:

Warranty:

Elem School: Dr. Lila Fahlman K-9

Jr. High School:

Sr High School: Dr. Anne Anderson 10-12

Condo Name:		Condo Fee Incld:
Condo Fee:		
Floor Location:	HOA Fee:	
Balcony/Terrace	Floor Number:	
	Unit Exposure:	HOA Fee Incl:

Total Lot M2:
Frontage:
Conform:
Taxes: \$7,709.42 2019
Depth:
Conform Yr:
Lot Shape: Irregular
Lot Dimen:
Zoning:
Front Expos: West
Local Improve: