# \$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

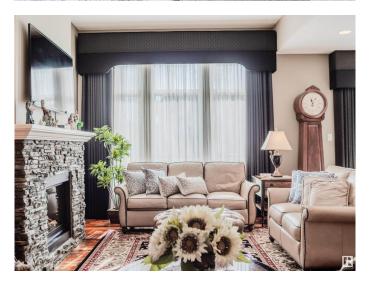
#### **Essential Information**

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 64

Zoning Zone 55

HOA Fees 145

HOA Fees Freq. Monthly

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 3:32pm MDT