

## \$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 deck—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
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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	99
Zoning	Zone 55
HOA Fees	145
HOA Fees Freq.	Monthly

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