

## \$475,000 - 47 Southbridge Crescent, Calmar

MLS® #E4447473

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,211 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

1210 sq ft Custom Bilevel is enhanced with granite counters throughout the kitchen bathrooms and wet bar. This home boosts hardwood and ceramic floors, roomy landscaped yard, and a fully finished basement. The beautiful family size kitchen, has an island, pantry, SS appliances, a generous dining area. Enter through your garden doors to enjoy your coffee on the two tiered deck over looking your pond and fenced yard. The living room area is open and has a large bay window. The oversized master suite has a bay window, walk in closet, and 5 piece ensuite. The main floor has an additional bedroom, main floor laundry area and a 4 pc bathroom. The bright basement has larger windows, spacious family room with wet bar which is great for entertaining. There's a third bedroom, full bath and second laundry area. The oversized double attached garage 26 x 21 and is insulated and drywalled with floor drain & 220 wiring. Calmar is only 15 min from the Edmonton Airport and Costco with K-12 great schools!

Built in 2014

### Essential Information

MLS® # E4447473

Price \$475,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	47 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Air Conditioner, Deck, Wet Bar
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 12th, 2025
Days on Market	2
Zoning	Zone 92

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