

## \$620,000 - 356 Calderon Crescent, Edmonton

MLS® #E4451034

**\$620,000**

4 Bedroom, 3.50 Bathroom, 2,440 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this Stunning 2400sqft home in the desirable community of Signature Pointe! Step inside to discover a beautifully designed main floor filled w/natural light, soaring vaulted ceilings & elegant architectural arches. The spacious layout offers formal dining, cozy fireplace with open concept kitchen featuring Lg chef island, walk in pantry, brand-new SS appliances(2023). Kitchen extends to a private oversized patio deck equipped w/chef style BBQ perfect for entertaining & relaxing. Main floor laundry is conveniently located near back entrance from the double attached heated garage. Up the grand staircase you'll find a massive bonus room bathed in natural light, a 4 piece bathroom & three generously sized bedrooms. Primary suite is a true retreat complete with French doors, 4-piece ensuite & ample closet space. Fully fin basement offers Lg Rec room, theatre, 4th bedroom & 3piece bath. Enjoy walking to pond/walking trails. Easy access to shopping, St. Albert, Ed, Henday & more. Don't miss your chance to call it yours!!

Built in 2003

### Essential Information

MLS® # E4451034

Price \$620,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,440                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 356 Calderon Crescent |
| Area        | Edmonton              |
| Subdivision | Cumberland            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6V 1R8               |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Dog Run-Fenced In, No Smoking Home |
| Parking   | Double Garage Attached, Heated                                                                    |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Projector |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                              |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles, See Remarks                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 27          |

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Listing information last updated on August 3rd, 2025 at 2:17pm MDT