

## \$639,900 - 356 Calderon Crescent, Edmonton

MLS® #E4438685

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

Cumberland, Edmonton, AB

Welcome to this stunning 2,400 sq ft, 4 bedroom, 4 bath 2 storey home in Signature Pointe! The main floor is filled with natural light and boasts soaring VAULTED ceilings and beautiful architectural arches. The layout includes a separate formal dining room, a cozy gas fireplace, and a spacious kitchen featuring a large island, walk-in pantry and new stainless steel appliances (2023) plus main floor laundry! The grand staircase leads you to the second floor, where you'll find a Massive BONUS room, 4 pc bathroom, 3 generously sized bedrooms including large primary bedroom with full 4 piece ensuite, The lower level features a large rec room with a Movie Theatre, a 4th bedroom, and a 3 piece bathroom. Additional features include a brand-new hot water tank, and 50-year rubber shingles installed in 2023. Double attached HEATED garage and Central A/C! This home is close to the lake & walking trails! Very easy access to St. Albert, Anthony Henday, Edmonton Garrison and so much more!

Built in 2003

### Essential Information

MLS® # E4438685

Price \$639,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,442                  |
| 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 | See Remarks                    |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 27        |

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Listing information last updated on June 19th, 2025 at 6:32pm MDT