

## **\$595,000 - 356 Calderon Crescent, Edmonton**

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MLS® #E4461362

**\$595,000**

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, open concept kitchen featuring Lg chef island, walk in pantry, brand-new SS appliances(2023). Upgrades include Hot Water Tank(2024), 50yr Rubber Shingles(2023), 220 plug in garage. The kitchen extends to a private oversized patio deck equipped w/chef style BBQ perfect for entertaining. Main floor laundry is conveniently located near back entrance from the double attached heated garage. Up the grand staircase you'll find a large 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 & closet space. Fully fin basement offers Lg Rec room, theatre, 4th bedroom & 3piece bath. Enjoy walking to pond/walking trails & shopping. IMMEDIATE POSS

Built in 2003

### **Essential Information**

MLS® # E4461362

Price \$595,000



|                |                        |
|----------------|------------------------|
| 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 | Deck, Dog Run-Fenced In, No Smoking Home                               |
| Parking   | 220 Volt Wiring, Double Garage Attached, Front Drive Access, Insulated |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | See Remarks, Vinyl Shingles                                                                                                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 27           |

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Listing information last updated on October 13th, 2025 at 1:47am MDT