

## **\$699,900 - 25 1030 Connelly Way, Edmonton**

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MLS® #E4436616

**\$699,900**

2 Bedroom, 3.00 Bathroom, 1,335 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Welcome to this luxurious WALK OUT BUNGALOW nestled in a gated community and backing onto serene Blackwood Creek ravine. Premium finishes throughout include Brazilian hardwood floors, granite countertops, custom blinds and large, bright windows filling the home with natural light. The gourmet kitchen boasts an island, corner pantry and flows into the open-concept living area designed with barrel ceilings and a cozy fireplace. Main floor also includes a laundry room and versatile den—perfect for a home office/bedroom. Retreat to the spacious primary suite, showcasing a spa-inspired bath with specialized soaking tub, huge walk in shower, massive closet PLUS access to upper deck. Walk-out bsmt with infloor heat has a bedroom, media room, 4 pce bath, large rec room with custom designed pool table and wet bar. Double garage offers ample parking and storage with easy care epoxy floors. With privacy, luxury, loads of extras AND a spectacular location, this home is a rare opportunity you won't want to miss!



Built in 2013

### **Essential Information**

MLS® #                      E4436616

Price                         \$699,900

Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Hillside Bungalow
Status	Active

### Community Information

Address	25 1030 Connelly Way
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Gated Community, Level Land, Low Maintenance Landscape, No Through Road, Public Transportation, Schools
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	36
Zoning	Zone 55
Condo Fee	\$525

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