

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

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**

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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
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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	1
Zoning	Zone 27

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Listing information last updated on October 9th, 2025 at 3:32am MDT