# **\$975,000 - 1440 Chahley Place, Edmonton**

MLS® #E4424022

### \$975,000

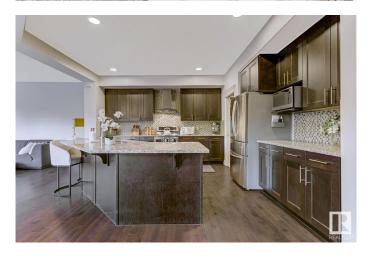
4 Bedroom, 4.50 Bathroom, 2,686 sqft Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Perfection meets prestige in this renovated executive 2-storey backing onto the RAVINE, with a basement SUITE & nearly \$200,000 in stunning upgrades. Nestled in Cameron Heights' most coveted cul-de-sac, & backing directly onto the ravine, offering unparalleled west-facing views, & newly designed landscaping. The main level boasts 9-ft ceilings, hardwood & tile flooring, beam detailing, and a chef's kitchen with upgraded appliances, quartz counters & a large island. Floor-to-ceiling windows bring the outside in, capturing stunning views. Upstairs you will find a bonus room, 2 spacious bedrooms + a spa-like primary suite with a double-sided fireplace, walk-in closet, soaking tub & O/S shower. Ideal for multi-generational living or rental income, the walkout basement SUITE features a second kitchen, open concept living spaces, office, laundry & bedroom with its own ensuite. Step out onto the lower patio into the sprawling backyard with updated landscaping. Steps from trails, parks, schools, & soccer fields.







Built in 2011

## **Essential Information**

MLS® # E4424022 Price \$975,000 Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 2,686

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1440 Chahley Place

Area Edmonton

Subdivision Cameron Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 0J3

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,

Patio, Walkout Basement

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener,

Hood Fan, Oven-Microwave, See Remarks, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back

Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary M. A. Kostek / Good Shep

Middle S. Bruce Smith

High Jasper

## **Additional Information**

Date Listed March 5th, 2025

Days on Market 7

Zoning Zone 20

HOA Fees 240

HOA Fees Freq. Annually

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