

\$899,900 - 1237 Chahley Landing, Edmonton

MLS® #E4423235

\$899,900

5 Bedroom, 3.00 Bathroom, 1,644 sqft
Single Family on 0.00 Acres

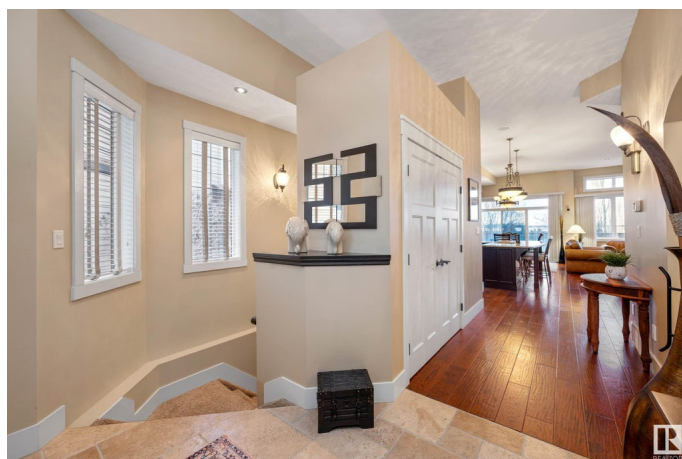
Cameron Heights (Edmonton), Edmonton, AB

Welcome to 1237 Chahley Landing NW, an exquisite custom-built bungalow in Cameron Heights. Situated on a south-facing pie-shaped lot, this 5 bed, 3 bath home is mere steps to Wedgewood Ravine and over 3,100 sq. ft. of elegantly designed living space. The professionally landscaped backyard features a Rainbird irrigation system, artificial turf, a cedar shed, a firepit, and ambient lighting. A welcoming exposed aggregate driveway and custom steps lead to the grand foyer. Inside, the main floor boasts an open-concept design with hand-scraped hickory hardwood, travertine tile, and two gas fireplaces with cultured stone. The chef's kitchen includes Giallo Ornamental granite, custom oak cabinetry, and premium appliances. The primary suite features a spa-inspired ensuite with a 4-jet shower, jetted tub, and heated floors. The fully developed basement includes a very high end home theatre, wet bar, and three spacious bedrooms. The oversized garage easily fits an F-350. This rare find blends luxury and comfort.

Built in 2009

Essential Information

MLS® #	E4423235
Price	\$899,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,644
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1237 Chahley Landing
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C9

Amenities

Amenities	Air Conditioner, Bar, Deck, Hot Water Tankless, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Insulated Concrete Form

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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Listing information last updated on March 14th, 2025 at 11:17am MDT