

## \$579,000 - 17 Southbridge Drive, Calmar

MLS® #E4450650

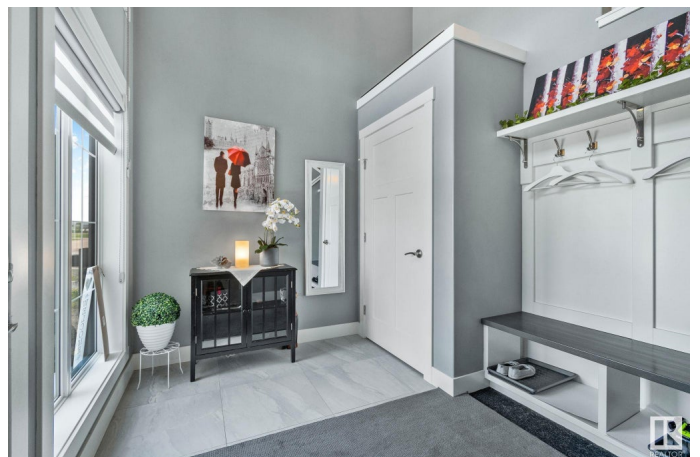
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

WALKOUT BASEMENT backing onto a serene pond with fountain. FULLY FINISHED BASEMENT. OVERSIZED 24x24 GARAGE plus TRIPLE PARKING PAD. AIR CONDITIONING. This immaculate 1540 sqft bi-level blends thoughtful design, everyday luxury, and tranquil living. The walkout basement opens to a private, peaceful backyard oasis—perfect for morning coffee, evening wine, or soaking in the view. Vaulted ceilings and a wall of east-facing windows flood the main floor with natural light, centered around a cozy gas fireplace. The renovated kitchen features crisp white cabinetry, a cabinet extension for added storage, walk-in pantry, stone countertops, stainless steel appliances, centre island, and a hidden power tower—smart, sleek, and perfect for busy mornings or entertaining. The king-sized primary suite is a true retreat with a spa-like ensuite, soaker tub, and oversized walk-in shower. Step onto the large upper deck and enjoy calming water views. On-demand hot water, air exchanger, high-efficiency furnace, and A/C included



Built in 2018

### Essential Information

MLS® # E4450650

Price \$579,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,558
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	17 Southbridge Drive
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, No

	Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 92

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Listing information last updated on August 2nd, 2025 at 2:32pm MDT