

\$450,000 - 1 Southbridge Drive, Calmar

MLS® #E4461210

\$450,000

3 Bedroom, 2.00 Bathroom, 1,584 sqft

Single Family on 0.00 Acres

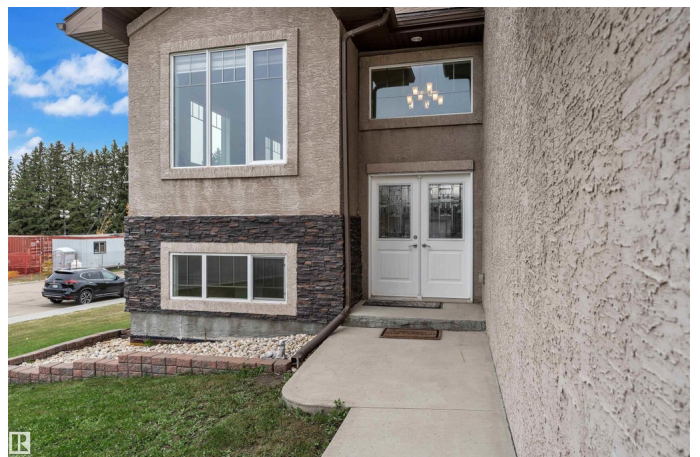
Calmar, Calmar, AB

Welcome to this beautiful 1584 sqft walkout bi-level nestled in one of Calmar's newest and most family-friendly communities! This 3-bedroom, 2-bath home offers a perfect blend of style, comfort, and quality upgrades throughout. Step inside to a bright, open-concept main floor featuring vaulted ceilings, hardwood and tile flooring, and large windows that fill the home with natural light. The chef's kitchen is complete with granite countertops, tile backsplash, and plenty of cabinetry – ideal for both everyday living and entertaining. The spacious primary suite features a walk-in closet and a 4-piece ensuite, while two additional bedrooms and another full bath complete the main level. The unfinished walkout basement offers potential for rec room, gym, or extra bedrooms! Enjoy morning coffee or evening sunsets from your large deck overlooking a serene pond. The oversized 24x23 heated garage and extended driveway provide plenty of parking.

Built in 2014

Essential Information

MLS® #	E4461210
Price	\$450,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,584
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	1 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
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Corner Lot, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed October 7th, 2025
Days on Market 15
Zoning Zone 92

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Listing information last updated on October 22nd, 2025 at 5:17pm MDT