

## \$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

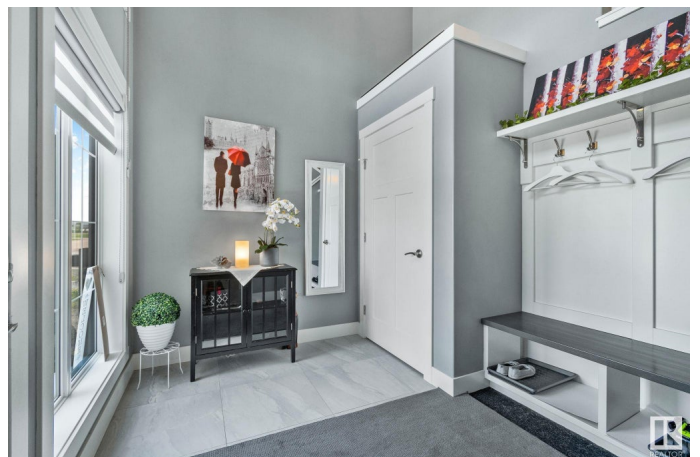
WALKOUT BASEMENT backing onto a serene pond with fountain. FULLY FINISHED BASEMENT. OVERSIZED 24x24 GARAGE plus TRIPLE PARKING PAD. AIR CONDITIONING. This immaculate 1540 sqft bi-level blends thoughtful design, everyday luxury, and tranquil living. The walkout basement opens to a private, peaceful backyard 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 | 20              |
| Zoning         | Zone 92         |

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Listing information last updated on August 20th, 2025 at 1:47pm MDT