# \$865,555 - 815 Chahley Way, Edmonton

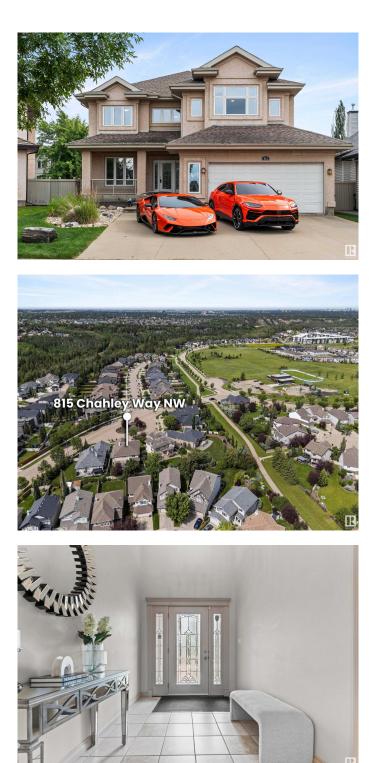
MLS® #E4447153

#### \$865,555

4 Bedroom, 2.50 Bathroom, 3,276 sqft Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Welcome to this beautifully crafted custom 2-storey by Darren's Homes, offering 3,276 sq ft of exceptional living space in one of Edmonton's most desirable ravine communities. Designed w/luxury & functionality in mind, this 4-bed (up), 3-bathroom home impresses from the moment you arrive, w/its striking stucco exterior & impeccable curb appeal. Step inside to discover a thoughtfully designed MF featuring a chef-inspired kitchen w/a massive 9-ft granite island, high-end appliances inc a 6-burner gas cooktop & double ovens, custom cabinetry, & a walk-through pantry. A formal dining room, bright office/den, spacious living area w/gas FP, & large mudroom complete M-LVL. Upstairs, you'II find a cozy bonus room, convenient laundry, & 3 generous bedrooms, including a lavish primary suite w/its own private balcony, spa-like 5-piece ensuite w/whirlpool tub, & a custom tiled shower. Additional highlights include central A/C, a massive driveway, heated oversized garage w/car hoist, low-maintenance yard w/huge deck.



Built in 2007

#### **Essential Information**

| MLS® # | E4447153  |
|--------|-----------|
| Price  | \$865,555 |

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,276                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 815 Chahley Way            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Cameron Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6M 0J3                    |

# Amenities

| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, |
|-----------|------------------------------------------------------------------|
|           | Detectors Smoke, Front Porch, No Animal Home, No Smoking Home,   |
|           | Vinyl Windows                                                    |
| Parking   | Double Garage Attached, Heated, Over Sized                       |

# Interior

| Interior Features | ensuite bathroom                                                |
|-------------------|-----------------------------------------------------------------|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, |
|                   | Refrigerator, Stove-Gas, Washer, Oven Built-In-Two              |
| Heating           | Forced Air-1, Natural Gas                                       |
| Fireplace         | Yes                                                             |
| Fireplaces        | Glass Door                                                      |
| Stories           | 2                                                               |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

# Exterior

| Exterior          | Wood, Stucco                                               |
|-------------------|------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public |
|                   | Transportation, Schools, Shopping Nearby                   |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

#### **School Information**

| Elementary | Michael A. Kostek School |
|------------|--------------------------|
| Middle     | S. Bruce Smith School    |
| High       | Jasper Place School      |

### **Additional Information**

| Date Listed    | July 11th, 2025 |
|----------------|-----------------|
| Days on Market | 2               |
| Zoning         | Zone 20         |
| HOA Fees       | 240             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 13th, 2025 at 4:17pm MDT