

## \$617,000 - 36 Southbridge Crescent, Calmar

MLS® #E4436740

**\$617,000**

3 Bedroom, 2.00 Bathroom, 1,641 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Discover this stunning 1,650 sq ft walkout bungalow, currently under construction and set for completion June 30. Situated on a huge pie shaped lot backing onto a scenic walking trail, this home offers privacy, space, and a connection to nature. The oversized 3-car attached garage boasts 16 ft ceilings which is perfect for storage, a lift, or a workshop. Inside, enjoy an open-concept layout with 3 bedrooms and 2 full baths, ideal for young families or couples looking to downsize without compromise. The large walkout porch is perfect for summer barbecues and entertaining. The unfinished walkout basement is a blank canvas for your dream gym, rec room, or guest suite. Located in a quiet, family-friendly neighbourhood just 20 minutes from the airport, with easy access to schools, shopping, and green space. This rare opportunity offers modern design, unmatched flexibility, and a prime location.

Built in 2025

### Essential Information

MLS® #	E4436740
Price	\$617,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,641
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	36 Southbridge Crescent
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T6L 4H4

### Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Not Landscaped, Playground Nearby, Sloping Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 15th, 2025  
Days on Market       8  
Zoning                 Zone 92

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