

# \$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 Darrenâ€™s Homes, offering 3,276 sq ft of exceptional living space in one of Edmontonâ€™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, youâ€™ll 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
Type	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	1
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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