

## \$479,900 - 12 Southbridge Drive, Calmar

MLS® #E4447968

**\$479,900**

4 Bedroom, 2.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to family-friendly Calmar! This beautifully maintained 4-bed, 3-bath home sits on a quiet Cul-de-sac street and backs onto open fieldsâ€”offering peaceful views and extra privacy. Step into a spacious foyer leading to a stunning, renovated kitchen with quartz counters, full-height shaker cabinets, stainless steel appliances & a corner pantry. With lots of windows, the sunlit main floor features a large living room with an electric fireplace, a cozy dining nook overlooking the backyard, and a 2-pc powder room. Upstairs youâ€™ll find the laundry area, 3 generously sized bedroomsâ€”including the primary suite with a 4-pc ensuiteâ€”and another full 4-pc bath. The fully finished basement offers a large rec room, storage room and a spacious 4th bedroomâ€”perfect for guests, teens, or a home office. Enjoy extras like A/C, a heated garage, and newer flooring on the main level and basement. With nothing left to do but move in, this is the one you've been waiting for!

Built in 2012

### Essential Information

MLS® # E4447968

Price \$479,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Southbridge Drive
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached, Heated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	6
Zoning	Zone 92

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