

## \$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 fields—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 you™ll find the laundry area, 3 generously sized bedrooms—including the primary suite with a 4-pc ensuite—and another full 4-pc bath. The fully finished basement offers a large rec room, storage room and a spacious 4th bedroom—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 | 16              |
| Zoning         | Zone 92         |

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Listing information last updated on August 1st, 2025 at 6:47am MDT