



THE
A-TEAM

**RE/MAX
FIRST**

208 SANTANA Bay, Calgary T3K 3N2

MLS®#: **A2143181** Area: **Sandstone Valley** Listing Date: **06/26/24** List Price: **\$788,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **4,886 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,802**
 Low Sqft:
 Ttl Sqft: **1,802**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot,Rock Outcropping**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 9`5"	Hobby Room	Main	15`7" x 13`1"
Dining Room	Main	11`7" x 10`11"	Kitchen	Main	17`2" x 10`5"
Living Room	Main	13`3" x 14`7"	Bedroom - Primary	Main	14`11" x 12`8"
4pc Ensuite bath	Main	6`9" x 9`1"	4pc Bathroom	Main	4`11" x 8`10"
Bedroom	Main	11`7" x 9`6"	Bedroom	Main	9`4" x 11`7"

Laundry
Family Room
4pc Ensuite bath
Other

Basement
Basement
Basement
Basement

4`6" x 12`11"
17`9" x 27`5"
5`0" x 12`9"
2`9" x 10`7"

Mud Room
Bedroom
Bedroom

Basement
Basement
Basement

4`6" x 7`6"
12`9" x 7`7"
12`1" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8610912

Zoning:
R-C1

Remarks

Pub Rmks: **Location! Location! Location! A Gem in desirable SANTANA ESTATE - on a quiet Cul-de-sac - Facing Green Space ! Welcome to this spectacular, one of a kind, QUALITY BUILT Bilevel - with GREAT CURB APPEAL & DEVELOPED WALKOUT BASEMENT! There's lots of potential on this bright and open property which offers a total of 2956 s.f. living space with 1802 s.f. on main and the developed lower level, which is virtually all above grade, can be readily converted to a barrier free living space! A total of 5 bedrooms and 3 full baths! All exterior entry doors with security storm doors! Highlights of property features: **Oversize double attached front drive garage; driveway with extra width that can park 3 cars! Property; TILED ROOFS; STUCCO siding; 2 Balconies on main floor; 2 fireplaces and 2 bar sinks - one of main and the other in basement , concrete patio on walkout level & 2 separate entries at walkout level! Grand foyer at front entrance with 2-Storey high ceilings! Main floor includes a spacious living room; formal dining room with double French doors open to living room and sliding door to oversized open kitchen - BOTH Living and Dining room comes large windows with views of GREEN SPACE across! There's a door off the living room to front balcony where you can sit and relax, enjoy the fresh air with unobstructed views of GREEN SPACE! You will love the executive kitchen with extensive granite counters, oversized centre island with eating bar and cooktop! There's also a spacious eating nook off the kitchen overlooking the cozy family room with fireplace, mirrored feature walls with oak panels! You will also be impressed with the extensive oak cabinets - some with glass doors, oak shelves; and a bar sink! From the family room, there's a door to another low maintenance balcony with stairs to the walkout basement - with metal railings and glass panels where you can enjoy your BBQ. NO CARPETS on main - there's engineered hardwood floors in living room, formal dining room, family room, hallway and 3 bedrooms on main floor. The spacious master bedroom comes with 2 closets, another door to family room and a spacious ensuite bath with jetted tub & a separate shower stall. ** Developed walkout basement includes 2 LARGE BEDROOMS, a full bath and an oversized family room with fireplace; extensive counters with cabinets and a bar sink. ** This property is CONVENIENTLY located 0.5 km away from the Sandstone Bus Terminal with No. 3 bus to downtown, within 15 minutes to Downtown and minutes away from Stoney Trail, Deerfoot Trail, and the AIRPORT, easy access to the University via 14 Street! Shopping centres nearby - including Beddington Town Centre & Harvest Hills Shopping with TNT Supermarket, golf, schools, parks and bus stops - see photos for nearby Amenities and Services. Book your private viewing today!**

Inclusions: **Trash compactor "as is"; Central Vac and attachments "as is"**

Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













NEARBY AMENITIES

GROCERY STORES

Nearest grocery stores:

- Blaver Supermarket & Halal Meat** 3.9
45 Country Hills Landing NW Unit 108, Calgary
3.5 km • 5 mins
- T&T Supermarket Harvest Hills Store** 4.1
9550 Harvest Hills Blvd N #1000, Calgary
2.9 km • 5 mins
- A&P Asian Supermarket** 4.4
8201 Beedington Blvd NW #403, Calgary
2.3 km • 5 mins

RESTAURANTS

Nearest restaurants:

- The Canadian Brewhouse (Calgary Harvest Hills)** 4.1
8550 Harvest Hills Blvd N #1000, Calgary
3.5 km • 5 mins
- Cal's 100%** 3.9
37 Country Hills Landing NW #10, Calgary
3.5 km • 5 mins
- Bowls Korean BBQ** 4.3
8550 Harvest Hills Blvd N #1301, Calgary
3.5 km • 5 mins

CAFES

Nearest cafes:

- Gourmet Coffee Place** 4.5
1014 8 St NE, Calgary
3.3 km • 5 mins
- Friends Cafe** 4.6
46 Loamwood Dr NW #104, Calgary
3.4 km • 5 mins
- Haven House Cafe** 5
1017 48 Ave NW, Calgary
3.3 km • 5 mins

PARKS

Nearest parks:

- Beedington Area 1 Off Leash Dog Park** 4.6
705 Berkshire Blvd NW, Calgary
1.4 km • 4 mins
- Oliver's Park** 0
225 Belmont Street NW, Calgary
1.4 km • 4 mins
- Confluence park** 0
Beedington Trail NW, Calgary
1.3 km • 3 mins

NEARBY SERVICES

SCHOOLS

Public Separate Private **DRIVING**

Nearest elementary school:

- Beedington Heights School**
Bermuda Road NW, Calgary
1.1 km • 3 mins

Nearest junior high school:

- Valley Creek School**
8815 Hidden Valley Drive NW, Calgary
4.0 km • 8 mins

Nearest high school:

- John O Dieffenbaker High School**
4024 8 Street NW, Calgary
4.8 km • 9 mins

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TRANSIT

Nearest bus stop:

- WB Berkshire BV @ Berkshire RD NW**
0.4 km • 2 mins

Nearest LRT station:

- Dalhousie LRT Station NB**
0.3 km • 5 mins

POLICE

Nearest police station:

- Calgary Police Service District 7 - Country Hills**
1815 Country Village Link NE, Calgary
4.3 km • 9 mins

HOSPITAL

Nearest hospital:

- Medicare Walk-in Clinic Country Hills**
70 Country Hills Landing NW #103, Calgary
3.4 km • 7 mins

FIRE STATION

Nearest fire station:

- Hidden Valley Fire Station No. 35**
1017 Hidden Valley Dr NW, Calgary
3.8 km • 8 mins