

## 9298 SANTANA Crescent, Calgary T3K 3P2

Kitchen Appl:

MLS®#: A2158781 Area: **Sandstone Valley** Listing 08/22/24 List Price: **\$713,888** 

Status: **Active** Calgary County: Change: None Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: City/Town:

Year Built: 1988 Lot Information

Lot Sz Ar: Lot Shape:

**Detached** Calgary

> Abv Saft: Low Sqft:

6,975 sqft Ttl Sqft:

Finished Floor Area

2,164

2,164

DOM

Layout

5 (41)

3.5 (3 1)

2 Storey

2 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

27

Access:

Lot Feat: Back Yard, Landscaped, Rectangular Lot, Treed

Park Feat: **Double Garage Attached** 

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Fireplace(s), Forced Air, Natural Gas Brick, Stucco Heating: Sewer: Flooring:

Ext Feat: Garden, Private Yard Carpet, Laminate Water Source: Fnd/Bsmt:

> **Poured Concrete** Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-

In Closet(s)

**Utilities:** Room Information

Room Level Level Dimensions Dimensions Room **Breakfast Nook** Kitchen Main 17`2" x 11`8" Main 12`11" x 8`1" **Dining Room** Main 13`11" x 9`11" **Living Room** Main 14`8" x 11`11" **Family Room** Main 19`6" x 12`11" **Game Room** Basement 19'3" x 10'4" 7`6" x 5`3" **Bedroom - Primary** Second 15`4" x 12`0" Laundry Main **Bedroom** Second 13`1" x 9`4" **Bedroom** Second 11`6" x 9`4" **Bedroom** Main 14`8" x 11`11" **Bedroom Basement** 14`3" x 10`10"

2pc Bathroom 4pc Bathroom Walk-In Closet	Main Second Second	0`0" x 0`0" 0'0" x 0`0" 6'8" x 5`0"	3pc Bathroom 5pc Ensuite bath	Basement Second	0`0" x 0`0"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:	8610912	_			
Remarks					
Pub Rmks:  Inclusions: Property Listed By:	OPEN HOUSE SATURDAY AUG 24 11am-2pm. Welcome to this fantastic family home in Santana Estates. This 2-storey home boasts over 3000 sq ft of living space with 5 total bedrooms (3 upstairs, 1 main, 1 basement), 3.5 bathrooms and a double attached garage. This home is move-in ready or could be updated with some modern renovations. Oversized windows, brand new skylights and vaulted ceilings create a bright and airy main floor. The kitchen has an induction stove top, built-in oven, dual sinks, lots of counter space, and plenty of cabinets for storage. A kitchen nook that can be used as a dining area overlooks the deck and large backyard that backs onto a bike path. A wood burning fireplace and built-ins invite you to relax in the sunken family room. A separate formal dining room, laundry room, half bath, another living room, and a bedroom finish off the main level. Upstairs you will find a primary bedroom with walk-in closet, ensuite with dual sinks, jacuzzi tub, and separate shower. Also on the upper level are 2 good sized bedrooms and a full bath. The finished basement includes a bedroom, another full bath, a big entertainment/rec room that can easily be sectioned off for another bedroom, and a very large furnace room for those bulky storage needs. The POLY-B piping was all replaced this year and thanks to August's hail, you'll get 4 brand-new skylights. Amazing location with endless amenities, close to schools, dog parks, bike paths, grocery stores, and public transit. Easy access to Deerfoot Trail, Stoney Trail and Country Hills Blvd. This is a great home in a great community. Big family, entertainers, golfers, aspiring interior designers - there's something for everyone. Call your realtor to book a showing today before it's gone!  N/A  KIC Realty				

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