



THE
A-TEAM

**RE/MAX
FIRST**

1024 SANTANA Road, Calgary T3K 3M2

MLS®#: **A2161587** Area: **Sandstone Valley** Listing Date: **08/30/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 12-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,209 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,177**
 Low Sqft:
 Ttl Sqft: **2,177**

DOM

83
Layout
 Beds: **6 (5 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),French Door,Jetted Tub,No Animal Home,No Smoking Home,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`5" x 5`2"	Bedroom	Main	9`11" x 11`8"
Dining Room	Main	7`4" x 16`8"	Family Room	Main	11`6" x 15`3"
Foyer	Main	15`10" x 9`0"	Kitchen	Main	10`2" x 11`9"
Living Room	Main	13`0" x 15`0"	Laundry	Main	8`11" x 5`1"
4pc Bathroom	Upper	5`4" x 8`10"	5pc Ensuite bath	Upper	17`4" x 11`10"
Bedroom	Upper	11`4" x 12`2"	Bedroom	Upper	11`3" x 11`2"
Bedroom	Upper	10`11" x 10`8"	Bedroom - Primary	Upper	11`8" x 16`5"

5pc Bathroom
Game Room

Lower
Lower

6`0" x 10`11"
25`3" x 25`7"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

15`1" x 9`5"
14`9" x 16`6"

Title:
Fee Simple
Legal Desc:

8511177

Zoning:
R-C1

Remarks

Pub Rmks:

*****OPEN HOUSE this SUNDAY, November 17th from 1-4pm *** This 6-bedroom, 4-bathroom home is a must see! Main floor also features a formal dining, a large family room, a bedroom/office and a full bath (convenient for seniors), and a living room. Upstairs, you will find a master bedroom with ensuite and jacuzzi, three other good-sized bedrooms and a main bathroom. The basement is fully finished, with another bedroom and full bath! Recent upgrades include 2 hot water tanks and Air conditioning. This ORIGINAL OWNER home was built by Laratta Homes! The lot features mature trees and a HUGE EXTERIOR DECK. This family-oriented community has access to schools, off-leash dog parks, green space, and many more amenities. The quick connections to downtown, Country Hills Golf Club, Nose Hill Park, along with the easy access to Beddington Trail, Deerfoot Trail, AND Stoney Trail are the bonuses of this PRIME LOCATION! VIRTUAL TOUR AVAILABLE!**

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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









