



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**815 SABRINA Road, Calgary T2W 0P5**

MLS®#: **A2161970**

Area: **Southwood**

Listing Date: **09/01/24**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar: **5,877 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,103**  
Low Sqft:  
Ttl Sqft: **1,103**

DOM

**18**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Dog Run Fenced In,Front Yard,Lawn,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 8`10"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`7" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`9" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 8`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`2" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 12`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`11" x 12`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**5615JK**

Remarks

Pub Rmks: **\*\*Open House: Sat., Sept. 21 between 10:00 and 12:00\*\*. Welcome to this beautifully renovated bi-level home with 4-bedrooms (2+2), 3 full baths, 1,103 sq.ft. Located on a south-backing 55-ft lot on a quiet street and ready for a new family. Nestled in the heart of the family-friendly community of Southwood. Schools (all levels), shopping and parks are all nearby. Professionally executed upgrades were done 6 years ago. Upon entry, you'll be greeted with luxury laminate flooring throughout the main level. The open-concept living room with electric fireplace is perfect for unwinding or entertaining, while the spacious kitchen is a chef's delight, featuring quartz countertops, a big island, and plenty of cabinetry and counter space. The large dining room is perfect for family gatherings. Patio doors to south-facing backyard with a rooftop entertaining area on the nearly 23'x23' detached double garage. The main level boasts 2 generously sized bedrooms, 2 full baths including 5-piece ensuite and 4-pce main bath. Venture downstairs for the large family room with big windows, 2 more bedrooms, 3 pce bath, laundry & storage. Pot lights throughout. Literally redone w/new everything! Plumbing, electrical, insulation, HVAC, windows, doors, flooring, furnace, water tank, roof, fence and more - virtually the entire home! Fantastic location. The Tsuu T'ina and Heritage Costcos are both 10-15 min away, and you're right between the Southland Leisure Centre and Canyon Meadows Pool. A quick walk to 2 C-train stations (Heritage station and Anderson station). You also have quick access to the ring road and Macleod Trail. Move in now & enjoy! Book your showing today.**

Inclusions: **None**  
Property Listed By: **2% Realty**

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









