



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 SANTANA Hill, Calgary T3K3L9**

MLS®#: **A2163144**

Area: **Sandstone Valley**

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

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1988**  
Lot Information  
Lot Sz Ar: **5,489 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,025**  
Low Sqft:  
Ttl Sqft: **2,025**

DOM

**10**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Garburator,Gas Range,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Central Vacuum**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	8`10" x 5`0"
3pc Bathroom	Basement	10`9" x 9`7"
Entrance	Main	7`9" x 5`4"
Dining Room	Main	12`0" x 12`2"
Family Room	Main	15`9" x 12`3"
Nook	Main	8`4" x 12`0"
Bedroom	Second	9`11" x 11`5"

Room	Level	Dimensions
4pc Ensuite bath	Second	13`4" x 7`0"
2pc Bathroom	Main	6`0" x 5`0"
Living Room	Main	16`4" x 11`11"
Mud Room	Main	9`7" x 5`11"
Kitchen	Main	10`9" x 11`2"
Bedroom	Second	9`7" x 10`6"
Bedroom - Primary	Second	13`10" x 13`11"

Walk-In Closet  
Storage  
Game Room

Second  
Basement  
Basement

6`6" x 5`2"  
16`5" x 5`7"  
21`3" x 11`10"

Furnace/Utility Room  
Bedroom  
Den

Legal/Tax/Financial

Basement  
Basement  
Basement

14`10" x 12`3"  
11`5" x 12`6"  
10`10" x 6`7"

Title:  
**Fee Simple**  
Legal Desc:

**8511177;8;2**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Discover a \*super rare\* opportunity to own a beautiful home in the sought-after Santana Estates, perfectly located across from a scenic park with a tot lot. With nearly 2,800 sqft of thoughtfully developed living space, this home has it all. As you step inside, you'll be greeted by a stunning family room with soaring high ceilings, creating a dramatic and inviting atmosphere. The gleaming hardwood floors lead you through the main floor, where a formal dining room awaits for hosting special dinners. The heart of the home is the centrally located kitchen, ideal for preparing meals while staying connected with your family. Whether the kids are working on crafts in the cozy breakfast nook or enjoying a movie in the living room with a warm fire on cool nights, this home offers a seamless blend of comfort and functionality. The main floor also features a convenient laundry room with ample overhead storage and a stylish 2-piece bath. Upstairs, you'll find spacious bedrooms, each larger than average. The vaulted primary retreat is a true haven, complete with his and hers closets, and a luxurious 4-piece ensuite featuring a soaker tub and tiled shower—a perfect escape after a long day. The fully finished lower level is a fantastic space for entertaining or unwinding. Whether you're looking for a home theatre, game room, or space for a pool table, the options are endless. A fourth bedroom and full bathroom add even more flexibility, while storage is never an issue with the ample space throughout the home. Step outside to the west-facing backyard, offering unmatched privacy for relaxing or hosting summer barbecues. With its prime location, you're close to parks, schools, and just a 2-minute walk to transit. Plus, with easy access to major roadways and only 11 minutes to the airport, commuting is a breeze. This is your chance to be part of a quiet, family-friendly community where homes are rarely available. Come and experience why families love this hidden gem—schedule your viewing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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









