260 SOUTHAMPTON Drive, Calgary T2W0V8

MLS®#:	**A2176958**	Area:	**Southwood**	Listing Date:	**11/08/24**	List Price:	**$845,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$15k, 21-Nov**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **5,575 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized,Parking Pad,Secured,See Remarks**

Finished Floor Area
Abv Sqft: **1,298**
Low Sqft:
Ttl Sqft: **1,298**

DOM
25
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **4 Level Split**

Parking
Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Basketball Court,Boat Slip,Fire Pit,Garden,Gas Grill,Private Entrance,Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Beamed Ceilings,Bidet,Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Skylight(s),Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**10`0" x 11`1"**	**Living Room**	**Main**	**23`10" x 20`8"**
3pc Bathroom	**Second**	**7`5" x 8`8"**	**3pc Ensuite bath**	**Second**	**9`8" x 4`2"**
Bedroom	**Second**	**11`2" x 8`9"**	**Bedroom**	**Second**	**14`4" x 8`8"**
Bedroom - Primary	**Second**	**9`8" x 15`7"**	**3pc Bathroom**	**Suite**	**9`1" x 4`6"**
Family Room	**Suite**	**15`0" x 19`3"**	**Kitchen**	**Suite**	**13`3" x 9`6"**
3pc Ensuite bath	**Suite**	**5`6" x 7`10"**	**Bedroom - Primary**	**Suite**	**14`10" x 8`4"**
Bedroom	**Suite**	**11`0" x 11`0"**	**Furnace/Utility Room**	**Basement**	**12`8" x 11`8"**

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	**R-CG**
Legal Desc:	**6300JK**

Remarks

Pub Rmks: **5 bedrooms, 4 bathrooms home Nestled in the heart of stunning community of Southwood... Discover luxury living in this meticulously renovated, one-owner occupied home. Offering 1298.71sq. ft. of living space plus an additional 1,178.72 sq. ft. of walk-up basement. Located on one of Calgary's most prestigious streets, this residence boasts a modern open floor plan, flooded with natural light from large windows that frame the beautifully landscaped, East-facing backyard. The property also features a double-car garage with space of parking 2 trucks for your convenience plus a driveway at front. Walking through the front door, you're greeted by a grand entrance leading to expansive living and dining areas, perfect for intimate gatherings or lavish entertaining. The designer kitchen, equipped with stainless steel appliances and a wide Island, will delight any chef. Upstairs, the luxurious primary bedroom features and south-facing windows, and a private ensuite for serene relaxation. The second and third bedrooms impress with a bright layout. The fully finished walk-up basement is perfect for entertaining, featuring a large family and media room with a stunning Kitchen and a beautiful fireplace, and two generous bedrooms, which one of them comes with an ensuite that can also serve as a home gym or as a guest room. There is flexibility everywhere for additional customization, including an extra laundry room in the future, if desired (the hook up is already installed by the main floor back door). This home also boasts with 2 color lights for your desire. The backyard is designed for gatherings and relaxation, with mature trees and fully fenced. This home truly has it all—luxury, comfort, and style—creating an unparalleled lifestyle for discerning buyers. Schedule your private tour today to experience this exceptional property!**

Inclusions: **Stove in the Garage**

Property Listed By: **CIR Realty**

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