



THE
A-TEAM

**RE/MAX
FIRST**

1024 SANTANA Road, Calgary T3K 3M2

MLS®#: **A2182667**

Area: **Sandstone Valley**

Listing Date: **12/07/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

46
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`5" x 5`2"
Dining Room	Main	7`4" x 16`8"
Foyer	Main	15`10" x 9`0"
Living Room	Main	13`0" x 15`0"
4pc Bathroom	Upper	5`4" x 8`10"
Bedroom	Upper	11`4" x 12`2"
Bedroom	Upper	11`0" x 10`8"
5pc Bathroom	Lower	6`0" x 11`0"
Game Room	Lower	25`3" x 25`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`11" x 11`8"
Family Room	Main	11`6" x 15`3"
Kitchen	Main	10`2" x 11`9"
Laundry	Main	9`0" x 5`1"
5pc Ensuite bath	Upper	17`4" x 11`10"
Bedroom	Upper	11`3" x 11`2"
Bedroom - Primary	Upper	11`8" x 16`5"
Bedroom	Lower	15`1" x 9`5"
Furnace/Utility Room	Lower	14`9" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8511177

Zoning:
R-CG

Remarks

Pub Rmks:

The one you have been waiting for in SANTANA ESTATES! THIS SIX-BEDROOM GEM, with the ORIGINAL OWNER, has all the details you have been looking for! Starting off with a DOUBLE ATTACHED GARAGE, an A/C UNIT, and a RECENTLY REPLACED FURNACE! On the main level, you have a large, SEPARATE FAMILY ROOM, A BEDROOM, FULL BATHROOM (with stand-up shower), a SEPARATE FORMAL DINING ROOM (which can also be used as an office) with FRENCH DOORS, laundry room, functional kitchen, living room with fireplace, and a kitchen with a separate dining area/kitchen nook. On this floor, you will also notice many LARGE WINDOWS that allow the beautiful, NATURAL LIGHTING to beam through. Moving upstairs, you will find the primary bedroom with a spacious, SPA LIKE 5-PIECE ENSUITE BATH. Upstairs is finished with 3 additional large bedrooms and a 4-piece bathroom. The FULLY FINISHED BASEMENT offers an abundance of space that is perfect for entertaining, featuring a large recreation area, 6TH BEDROOM, and A FULL BATHROOM. The lot features mature trees and a MASSIVE 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!
A/C Unit
URBAN-REALTY.ca

Inclusions:
Property Listed By:

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













