



GRASSROOTS
REALTY GROUP

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300 Sackville Drive SW
Calgary, Alberta

MLS # A2225773



\$656,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Prime location in West Southwood. Nice setting on quiet street across from schools/park and close to all amenities. Huge lot with sunny south exposure and wonderful deck area to soak it all up. Walk in and immediately notice gorgeous Egyptian ceramic tile flooring in main entrance. and kitchen. The main floor features three spacious bedrooms, eat in kitchen with maple kitchen cabinets, granite tile countertops, newer appliances, beautiful crown moldings, and renovated bathroom. Fully developed basement illegal suite with separate entrance adds tremendous value, offering additional two bedrooms, kitchen, bathroom, and a spacious recreation room. Roxul soundproof insulation was added between suites for privacy. The newer oversized dream garage is 24'x24' with a maintenance free exterior; insulated, drywalled, two windows, extra high garage door, upgraded electrical/220 hook up and attic access for addition storage. Roof, insulation, gutters, soffits, fascia, side fence, furnace have been updated during recent years.