



**GRASSROOTS**  
REALTY GROUP

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**739 Sabrina Road SW**  
**Calgary, Alberta**

**MLS # A2226536**



**\$575,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks, Vinyl Windows		

**Inclusions:** Built-in banquette and table

Welcome to 739 Sabrina Road! This Bungalow is located in a desirable family community, and is an excellent opportunity to own a great family home. This home has lots of natural light from all the windows that have been replaced on the main floor. Also on the main floor, is a sizable living room along with a dining room and an eat in kitchen, 3 good sized bedrooms and a 4-piece bathroom. The hot water tank, furnace, roof shingles and windows have been updated in recent years. There is a separate side split entrance that helps make this a possible legal/illegal suite opportunity for extra cash flow. The basement has a huge family room, a flex room, 3 piece bathroom, large laundry/utility room and a storage room. The private back yard is south facing making it great for a garden. Also in the backyard is an oversized single garage with an attached carport off the alley. This home has the convenience of countless amenities including a school one block away, LRT, shops, grocery stores, restaurants, South Centre Mall, parks, community centre and many more. This home has been lovingly owned by the same family since 1978 and now it is ready for its next chapter. This home is vacant and easy to show. It's the perfect place to call home.