



GRASSROOTS
REALTY GROUP

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1024 Santana Road NW
Calgary, Alberta

MLS # A2228999



\$730,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: NONE

***OPEN HOUSE, JULY 19TH, SATURDAY FROM 12PM- 2PM. MOVE-IN READY & PERFECT FOR A BIG FAMILY! Welcome to your dream home in the sought-after community of Santana Estates—a spacious six-bedroom beauty lovingly maintained by its original owner. From the moment you arrive, you’ll appreciate the double attached garage, central A/C, and a newly replaced furnace ensuring year-round comfort. Inside, the main level is designed for both function and comfort, featuring a separate family room, a bedroom, and a full bathroom with a stand-up shower—perfect for guests or multi-generational living. The formal dining room, framed by elegant French doors, easily transforms into a stylish home office. The functional kitchen flows into a cozy living room with a fireplace and a bright breakfast nook, all illuminated by large windows that fill the space with natural light and warmth. Upstairs, retreat to the primary bedroom, complete with a spa-inspired 5-piece ensuite, plus three more generously sized bedrooms and a 4-piece bathroom for the rest of the family. The fully finished basement is built for entertaining, offering a spacious recreation area, a sixth bedroom, and another full bathroom. Step outside to your private oasis—a massive backyard deck surrounded by mature trees, ideal for hosting gatherings or simply relaxing in nature. Located in a family-friendly neighborhood, this home is just minutes from schools, off-leash dog parks, green spaces, and essential amenities. With quick access to downtown, Country Hills Golf Club, Nose Hill Park, and major routes like Beddington Trail, Deerfoot Trail, and Stoney Trail, convenience is at your doorstep. Don’t miss out on this rare opportunity—virtual tours available now!

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