



GRASSROOTS
REALTY GROUP

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220 Santana Bay NW
Calgary, Alberta

MLS # A2236348



\$740,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

Custom European Crafted Bungalow for Sale in Santana Estates / Sandstone - NW Calgary A rare opportunity to own an exceptional, custom-built bungalow in the desirable Santana Estates / Sandstone community. This meticulously crafted European-style home offers both comfort and functionality, featuring: Fully Finished Bungalow: A spacious main level and walk-up lower level, ideal for easy access to a low-maintenance backyard. Large Gourmet Kitchen: Perfect for preparing meals, complemented by an additional summer kitchen downstairs for added convenience. 4 Bedrooms & 3 Full Baths: Offering ample space for family and guests. Formal Living and Dining Rooms: Elegant spaces for entertaining or relaxing. Oversized Heated Garage: Fully insulated, drywalled, and offering direct access to both the main living area and the lower level. Cold Room: Equipped with its own sink, perfect for wine making, photography, or preserving foods. New water tank just recently installed This home is tucked away in a peaceful, private location, providing a retreat from the hustle and bustle while still being close to all amenities. Don't miss the chance to view this stunning property. Call today for more information!