



**GRASSROOTS**  
REALTY GROUP

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**1024 Santana Road NW**  
**Calgary, Alberta**

**MLS # A2260607**



**\$689,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Sandstone Valley                 |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 2,179 sq.ft.                     | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard |               |                   |

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

**Inclusions:** N/A

Located in the sought-after community of Santana Estates, this spacious six-bedroom home has been well maintained by its original owner. The property features a double attached garage, central air conditioning, and a recently replaced furnace for year-round comfort. The main floor includes a separate family room, a bedroom, and a full bathroom with a stand-up shower, suitable for guests or multi-generational living. A formal dining room with French doors can also function as a home office. The kitchen connects to a living room with a fireplace and a breakfast nook, with large windows providing natural light throughout the space. Upstairs includes the primary bedroom with a 5-piece ensuite bathroom, three additional bedrooms, and a 4-piece main bathroom. The fully finished basement offers a large recreation area, a sixth bedroom, and another full bathroom. Outside, the property features a large backyard deck surrounded by mature trees. The home is located near schools, off-leash dog parks, green spaces, and essential amenities, with convenient access to downtown, Country Hills Golf Club, Nose Hill Park, Beddington Trail, Deerfoot Trail, and Stoney Trail.