



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2260607**



**\$719,000**

<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 (36 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>	Finished, 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.