



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

743 Sabrina Road SW
Calgary, Alberta

MLS # A2271755



\$629,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Rectangular Lot, See Remarks, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Garden Shed

Welcome to this freshly renovated and updated home which combines modern updates and finishes while preserving the charm and character of the original design. Enjoy the **OVERSIZED TRIPLE ATTACHED** and heated garage with 220V wiring for your e-vehicle, perfect for a car enthusiast or someone in need of additional garage space, all of which is luxuriously accessible directly through the basement of the home. You're greeted through the entryway by preserved solid wood flooring, craftsman carved oak railings, and triple pane windows. The spacious living room is the perfect place to entertain, spilling into the dining room and kitchen, both of which are adorned by designer lighting and flooded with sunshine south facing windows which overlook the backyard. The charming kitchen boasts stainless steel appliances, stylish hardware and fixtures, open shelving, and a stunning double basin black kitchen sink with a view overlooking your sunny south facing backyard with greenery and mature trees. Step out of the kitchen through the back door which spills out onto your spacious backyard including a large deck with a beautiful treetop view over the community and space to play. Down the hallway you'll find 3 larger bedrooms, perfectly fit for a growing family, and a newly renovated full bathroom with gold fixtures, elegant tile, and quartz countertops. This home is elevated slightly from the street, allowing more privacy; the perfect set up to enjoy your home. Down the stairs you'll find a large 4th bedroom with space for king sized furniture complete with thoughtful bedside pendant lighting and a large walk in closet. The lower level features a stunning full bathroom with timeless quartz countertops, a stand up shower, and all new fixtures and plumbing accented in with gold. Host friends for sports and movies in the lower level media room which

is sized for a growing family, boasting a gorgeous Victorian-inspired freestanding gas stove as the focal point which combines the beauty of a traditional wood burning fireplace with the convenience of gas. The lower level is beautified by brand new carpeting, soft overhead lighting, and bespoke wall sconces and is complete with 2 storage rooms, laundry facilities, and a lower level entryway/mud room into the home from the gigantic attached garage. Rest easy knowing that the bigger tickets have been taken care of for you including the roof (2015), furnace (roughly 15 years), hot water tank (2023), electrical panel (roughly 2003), and all main floor windows (roughly 2020). The front driveway for a 4th vehicle or trailer adds utility to this dynamite home. Enjoy living a one block walk 4 different schooling options including 2 elementary and 2 Jr High Schools (including a sought after charter school and a specialized Mandarin bilingual program). Walk to Anderson LRT station in a few short minutes to commute to work, or walk for some holiday shopping at Southcenter Mall.