



GRASSROOTS
REALTY GROUP

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152 Southampton Drive SW
Calgary, Alberta

MLS # A2274323



\$844,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Stone Counters, Storage, Wet Bar		

Inclusions: N/A

WELCOME TO THE MOST EXTRAORDINARY RENOVATION SOUTHAMPTON/SOUTHWOOD COMMUNITY HAS EVER SEEN! This is not just a home — it's a FULL-SCALE, RENOVATION that redefines MODERN LUXURY. Nearly every square inch has been REIMAGINED, REMODELLED, AND REFINED by professional designers and skilled craftsmen to create a one-of-a-kind masterpiece. Step into a LUXURY RESIDENCE WITH NO EQUAL IN THE AREA — built with PASSION, PRECISION, AND PURPOSE. From the moment you arrive, the CURB APPEAL will take your breath away, showcasing ALL-NEW HARDIE BOARD SIDING, SMART PANELS, SMART TRIMS, CUSTOM CEDAR DECK, and HIGH-END GARAGE DOORS. Inside, you're welcomed into a DESIGNER SHOW HOME featuring, CUSTOM MILL-WORK, HIGH GRADE STONE COUNTER-TOP AND KITCHEN BACK-SPLASH, UNIQUE GOLD COLOR DESIGNER LIGHTS, FIRE PLACE and SUN-FILLED SPACES that radiate warmth and sophistication. This home also includes BRAND NEW APPLIANCES, a NEW HOT WATER TANK, and has been RENOVATED FROM THE GROUND UP — no detail overlooked, no corner untouched. The home has two bedrooms in the main-floor including 5pcs en-suite master wash-room. The basement has two bedrooms with new carpet, large living area and well designed wet-bar. Outside, enjoy a HUGE BACKYARD perfect for entertaining, relaxing, or creating your dream outdoor escape. Located close to schools, shopping, transit, and all amenities. This is more than a home. It’s a statement. It’s luxury. It’s the MOST STUNNING HOME IN SOUTHAMPTON — and it’s waiting for you.

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