



GRASSROOTS
REALTY GROUP

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

107 Sackville Drive SW
Calgary, Alberta

MLS # A2277169



\$674,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows		
Inclusions:	Pergola		

Charming, beautifully updated bungalow on desirable Southwood street. Offering over 2,000 sq ft of thoughtfully designed living space, this home blends timeless style with modern comfort. Step inside to rich hardwood flooring that flows throughout the main level, creating a warm and inviting first impression. The updated kitchen features sleek quartz countertops, stainless steel appliances, classic white cabinetry, a large pantry cabinet, and a double stainless-steel sink perfectly positioned beneath a window overlooking the backyard. Open to the dining area, the space is ideal for everyday living and entertaining, with a large patio door leading to the sunny south-facing deck — perfect for year-round enjoyment. The bright and airy family room is anchored by a large front-facing window and connects seamlessly to the dining area and kitchen through an open walkthrough, creating an effortless flow for gatherings and relaxation. The main level also includes a spacious primary bedroom and two additional bedrooms, all sharing an updated 4-piece bathroom complete with a tiled tub surround, white vanity with stone countertop, ceramic tile flooring, and modern fixtures. Downstairs, the fully developed lower level offers exceptional additional living space. Enjoy a generous recreation area with a cozy stone and tile fireplace, ample room for games or lounging, a fourth bedroom with double-door closet, a 4-piece bathroom with a deep tub and storage, and abundant additional storage throughout. Outside, the landscaped front yard features attractive rock accents and mature trees and shrubs, adding to the home's curb appeal. The detached, oversized double garage provides plenty of room for parking and storage. Additional updates include an upgraded electrical panel. Ideally located close to South Glenmore Park and Reservoir, Glenmore Landing shopping,

Heritage Park, Rockyview Hospital, BRT Express bus routes, C-Train access, and with easy access to the new ring road, commuting anywhere in the city is effortless. Don't miss your chance to own this exceptional Southwood bungalow — schedule your private showing today and experience the best of single-level living.