



GRASSROOTS
REALTY GROUP

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9298 Santana Crescent NW
Calgary, Alberta

MLS # A2158781



\$713,888

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY AUG 24 11am-2pm. Welcome to this fantastic family home in Santana Estates. This 2-storey home boasts over 3000 sq ft of living space with 5 total bedrooms (3 upstairs, 1 main, 1 basement), 3.5 bathrooms and a double attached garage. This home is move-in ready or could be updated with some modern renovations. Oversized windows, brand new skylights and vaulted ceilings create a bright and airy main floor. The kitchen has an induction stove top, built-in oven, dual sinks, lots of counter space, and plenty of cabinets for storage. A kitchen nook that can be used as a dining area overlooks the deck and large backyard that backs onto a bike path. A wood burning fireplace and built-ins invite you to relax in the sunken family room. A separate formal dining room, laundry room, half bath, another living room, and a bedroom finish off the main level. Upstairs you will find a primary bedroom with walk-in closet, ensuite with dual sinks, jacuzzi tub, and separate shower. Also on the upper level are 2 good sized bedrooms and a full bath. The finished basement includes a bedroom, another full bath, a big entertainment/rec room that can easily be sectioned off for another bedroom, and a very large furnace room for those bulky storage needs. The POLY-B piping was all replaced this year and thanks to August's hail, you'll get 4 brand-new skylights. Amazing location with endless amenities, close to schools, dog parks, bike paths, grocery stores, and public transit. Easy access to Deerfoot Trail, Stoney Trail and Country Hills Blvd. This is a great home in a great community. Big family, entertainers, golfers, aspiring interior designers - there's something for everyone. Call your realtor to book a showing today before it's gone!

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