



**260 Southampton Drive SW
Calgary, Alberta**

MLS # A2176958



\$845,000

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,299 sq.ft.	Age:	1971 (53 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bidet, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Stove in the Garage

5 bedrooms, 4 bathrooms home Nestled in the heart of stunning community of Southwood… Discover luxury living in this meticulously renovated, one-owner occupied home. Offering 1298.71sq. ft. of living space plus an additional 1,178.72 sq. ft. of walk-up basement. Located on one of Calgary’s most prestigious streets, this residence boasts a modern open floor plan, flooded with natural light from large windows that frame the beautifully landscaped, East-facing backyard. The property also features a double-car garage with space of parking 2 trucks for your convenience plus a driveway at front. Walking through the front door, you're greeted by a grand entrance leading to expansive living and dining areas, perfect for intimate gatherings or lavish entertaining. The designer kitchen, equipped with stainless steel appliances and a wide Island, will delight any chef. Upstairs, the luxurious primary bedroom features and south-facing windows, and a private ensuite for serene relaxation. The second and third bedrooms impress with a bright layout. The fully finished walk-up basement is perfect for entertaining, featuring a large family and media room with a stunning Kitchen and a beautiful fireplace, and two generous bedrooms, which one of them comes with an ensuite that can also serve as a home gym or as a guest room. There is flexibility everywhere for additional customization, including an extra laundry room in the future, if desired (the hook up is already installed by the main floor back door). This home also boasts with 2 color lights for your desire. The backyard is designed for gatherings and relaxation, with mature trees and fully fenced. This home truly has it all—luxury, comfort, and style—creating an unparalleled lifestyle for discerning buyers. Schedule your private tour today to experience this exceptional property!