

815 Sabrina Road Calgary Alberta

\$675,000

Welcome to this beautifully renovated bi-level home with 4-bedrooms (2+2), 3 full baths, 1,103 sq.ft. Located on a south-backing 55-ft lot on a quiet street and ready for a new family. Nestled in the heart of the familyfriendly community of Southwood. Schools (all levels), shopping and parks are all nearby. Professionally executed upgrades were done 6 years ago. Upon entry, you'll be greeted with luxury laminate flooring throughout the main level. The open-concept living room with electric fireplace is perfect for unwinding or entertaining, while the spacious kitchen is a chef's delight, featuring quartz countertops, a big island, and plenty of cabinetry and counter space. The large dining room is perfect for family gatherings. Patio doors to south-facing backyard with a rooftop entertaining area on the nearly 23'x23' detached double garage. The main level boasts 2 generously sized bedrooms, 2 full baths including 5-piece ensuite and 4-pce main bath. Venture downstairs for the large family room with big windows, 2 more bedrooms, 3 pce bath, laundry & storage. Pot lights throughout. Literally redone w/new everything! Plumbing, electrical, insulation, HVAC, windows, doors, flooring, furnace, water tank, roof, fence and more - virtually the entire home! Fantastic location. The Tsuu Tina and Heritage Costcos are both 10-15 min away, and you're right between the Southland Leisure Centre and Canyon Meadows Pool. A quick walk to 2 C-train stations (Heritage station and Anderson station). You also have quick access to the ring road and Macleod Trail. Move in now & enjoy! Book your showing today. (id:6769)

Family room 18.17 Ft x 12.25 Ft

Bedroom 12.17 Ft x 8.50 Ft

Bedroom 12.25 Ft x 12.00 Ft

3pc Bathroom 8.00 Ft x 4.83 Ft

Laundry room 10.92 Ft x 12.25 Ft

Living room 15.08 Ft x 15.17 Ft

Kitchen 13.00 Ft \times 11.17 Ft
Dining room 10.92 Ft \times 8.83 Ft
Primary Bedroom 10.92 Ft \times 10.42 Ft
Spc Bathroom 11.58 Ft \times 7.67 Ft
Bedroom 11.58 Ft \times 10.75 Ft
4pc Bathroom 10.75 Ft \times 4.83 Ft

Listing Presented By:



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http://www.sarahwuhomes.ca/



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100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267 arobinson@cirrealty.ca