



# 9297 Santana Crescent Calgary Alberta

\$650,000

Welcome home to this beautifully maintained and thoughtfully upgraded property, offering both charm and convenience in a highly sought-after location. Situated on a quiet street, this home combines peaceful living with easy access to the downtown core, just one direct bus ride away from Santana Estates. Upon entering, you're greeted by a formal living and dining room, highlighted by a bay window and vaulted ceiling that fill the space with natural light. The elegant reverse oak staircase rises from the rear, adding a sophisticated touch as it overlooks the main living areas. The south-east-facing kitchen is a true standout, featuring granite countertops, a custom island, and a seamless blend of style and functionality. Adjacent to the kitchen, the family room invites relaxation, with large windows and a cozy gas fireplace framed by natural stone, making it the perfect space for gatherings with loved ones. Upstairs, the home offers three generously sized bedrooms, including the Owner's Suite with a private 4-piece ensuite. Two additional bedrooms and a second 4-piece bath complete the upper level, providing ample space for family or guests. The fully developed lower level extends the living space with a large family room and an open games area, a 4th bedroom and plenty of additional storage. The exterior is equally impressive, with a beautifully landscaped backyard that evokes a park-like setting. A spacious rear deck offers an ideal spot for summer barbecues or quiet evenings with family and friends. This home has seen numerous updates over the past decade, ensuring peace of mind for its new owners. Recent upgrades include a brand-new roof currently being installed, along with new eaves and gutters (October 2024). Additional improvements include indoor piping replacement (Poly B, September 2017), frost-free outdoor faucets (September 2017), a gas BBQ deck connection (...)

Bedroom 15.67 Ft x 12.92 Ft

Recreational, Games room 19.08 Ft x 32.83 Ft

Storage 7.75 Ft x 11.25 Ft

Storage 8.58 Ft x 5.17 Ft

Furnace 12.50 Ft x 10.08 Ft

2pc Bathroom 5.67 Ft x 4.50 Ft

Kitchen 15.92 Ft x 14.83 Ft

Laundry room 7.33 Ft x 7.67 Ft

Living room 16.33 Ft x 12.42 Ft

4pc Bathroom 5.58 Ft x .58 Ft

4pc Bathroom 8.92 Ft x 9.17 Ft

Bedroom 12.42 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Dining room 12.42 Ft x 8.92 Ft  
Family room 14.08 Ft x 15.42 Ft

Bedroom 13.25 Ft x 8.92 Ft  
Primary Bedroom 17.33 Ft x 13.83 Ft