



## 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 family-friendly 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 T'ina 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 x 11.17 Ft

Dining room 10.92 Ft x 8.83 Ft

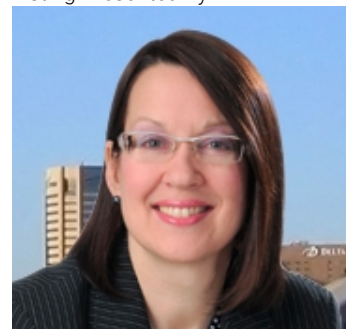
Primary Bedroom 10.92 Ft x 10.42 Ft

5pc Bathroom 11.58 Ft x 7.67 Ft

Bedroom 11.58 Ft x 10.75 Ft

4pc Bathroom 10.75 Ft x 4.83 Ft

Listing Presented By:



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