



## 300 Sackville Drive Calgary Alberta

\$656,000

Prime location in West Southwood. Nice setting on quiet street across from schools/park and close to all amenities. Huge lot with sunny south exposure and wonderful deck area to soak it all up. Walk in and immediately notice gorgeous Egyptian ceramic tile flooring in main entrance. and kitchen. The main floor features three spacious bedrooms, eat in kitchen with maple kitchen cabinets, granite tile countertops, newer appliances, beautiful crown moldings, and renovated bathroom. Fully developed basement illegal suite with separate entrance adds tremendous value, offering additional two bedrooms, kitchen, bathroom, and a spacious recreation room. Roxul soundproof insulation was added between suites for privacy. The newer oversized dream garage is 24'x24' with a maintenance free exterior; insulated, drywalled, two windows, extra high garage door, upgraded electrical/220 hook up and attic access for addition storage. Roof, insulation, gutters, soffits, fascia, side fence, furnace have been updated during recent years. (id:6769)

Bedroom 12.17 Ft x 11.75 Ft

Bedroom 12.42 Ft x 10.42 Ft

3pc Bathroom 5.67 Ft x 4.92 Ft

Primary Bedroom 13.75 Ft x 10.17 Ft

Bedroom 10.08 Ft x 9.00 Ft

Bedroom 10.92 Ft x 8.00 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca