



71 SOUTHAMPTON Drive Calgary AB

\$589,500

WELCOME HOME TO THIS SOUTHWOOD GEM!!! At almost 2,700 total sqft, this HUGE 4 level split home is situated in the beautiful community of Southwood. Upgrades include, hardwood flooring, upgraded bathrooms, custom built ins, new fireplace facade with gas insert, newly painted interior, new windows, int/ext. doors, stained deck, new fencing and updated kitchen! This 4 bedroom, 2.5 bathroom home is the perfect place to grow your family with a massive back yard for entertaining and double car garage!!! One of the bedrooms has been transformed into a gorgeous walk in closet! The living room flows perfectly into the dining room for an entertainers dream. The split levels make for wonderful separated spaces and the den provides a walkout to the front driveway! The best part of this home? A custom wine cellar in the basement! This home has never been on the market and is looking for the PERFECT owner(s) to enjoy for years to come. Don't miss out on this beautiful home and call today to book your private showing! Additional Goods included: Wall mounted TV in bedroom, wall mounted TV in the kitchen, upright freezer, sofa bed. Fireplace is a gas insert.

Living Room 19'3" x 12'10"
Kitchen 11' x 10'9"
Dining Room 12'4" x 10'1"
Breakfast Nook 8'8" x 4'11"
Other 6'6" x 6'3"
Other 4'10" x 3'7"
Master Bedroom 13'11" x 11'2"
Bedroom 11'6" x 10'6"

Bedroom 12'5" x 9'2"
Den 20'2" x 11'4"
Bedroom 12'5" x 10'2"
Laundry Room 11'6" x 7'11"
Family Room 24'9" x 15'10"
Storage Room 12'3" x 11'9"
Other 10' x 7'7"
Utility Room 11'11" x 6'



Chantelle Jenkins

RE/MAX REALTY PROFESSIONALS

Phone: (403) 619-6761
chantellejenkins@yourcalgaryagen
t.ca



RE/MAX Real Estate (Central)

206, 2411 - 4 street NW , Calgary,
AB, T2M 2Z8

Phone: (403) 207-3242
amar@amarcudail.com