



**GRASSROOTS**  
REALTY GROUP

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**908 Stonehaven Road SW  
Calgary, Alberta**

**MLS # A2295086**



**\$810,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Carport, Covered, Double Garage Detached, Garage Door		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Other, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows

**Inclusions:** All Keys, Garage Door Remote (1)

Welcome to 908 Stonehaven Road SW, a fully renovated home in the established and family-friendly community of Southwood. This property has been completely redone from top to bottom with high-quality finishes and thoughtful design throughout, offering a perfect blend of modern style and functional living. The main level features 1,082 sq ft with a bright and open layout, showcasing brand new luxury vinyl plank flooring, custom woodwork, and a stunning electric fireplace feature wall. The kitchen and dining area are highlighted by a custom built-in dining table, creating a unique and inviting space for everyday living and entertaining. This level offers three spacious bedrooms and two full bathrooms, including a beautifully finished ensuite. The fully developed basement adds an additional 984 sq ft of living space and is designed for both comfort and entertainment. It features two additional bedrooms, a full bathroom, and a custom-built bar complete with an island, making it an ideal setup for hosting guests or enjoying family time. This home has undergone extensive upgrades including brand new electrical, plumbing, furnace, hot water tank, and new windows throughout, providing peace of mind for years to come. Situated on a generous lot, the exterior offers exceptional functionality with a brand new double detached garage, Extended parking pad, and space to accommodate up to eight vehicles, a rare find in this area. Located in Southwood, this home is close to a wide range of amenities including schools, parks, shopping, and transit. Nearby schools include Ethel M. Johnson School, Harold Panabaker School, and Dr. E.P. Scarlett High School. Enjoy quick access to South Centre Mall, Costco, major roadways, and the Southland LRT station, making commuting and daily errands convenient and efficient. This is a turnkey opportunity in a mature

neighbourhood, offering modern upgrades, ample space, and an unbeatable location.