



GRASSROOTS
REALTY GROUP

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**739 Sabrina Road SW
Calgary, Alberta**

MLS # A2309290



\$799,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Carport, Enclosed, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Standard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Single Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Open House May 9 (Saturday) 11:00 AM – 1:00 PM | May 10 (Sunday) 12:00 PM – 4:00 PM. Welcome to this beautifully and extensively renovated home, thoughtfully redesigned with full permits including engineer drawings, building, electrical, and plumbing approvals offering a peace of mind. This move-in-ready property blends modern design with functional living and high-quality finishes throughout. As you enter, you're welcomed into a bright, open-concept main floor featuring a spacious and inviting layout, perfect for both everyday living and entertaining. The main living area showcases a stunning custom fireplace with a unique lime wash finish, creating a warm and stylish focal point. Flowing seamlessly toward the rear, the kitchen stands out with its distinctive design, featuring a central island ideal for a breakfast bar, paired with eye-catching cabinetry, modern fixtures, and a textured backsplash that adds depth and character to the space. Upstairs, you'll find two generously sized bedrooms and two full bathrooms. The primary suite offers a private retreat complete with a walk-in closet and a beautifully designed ensuite featuring a double vanity and a custom walk-in shower with a slab base and full-height textured tile finish, creating a cohesive and elevated look that continues throughout the home. The fully developed basement expands your living space with two additional large bedrooms, a full bathroom finished in a similar modern style, a comfortable family room, and a versatile flex area perfect for a home office or gym. A stylish wet bar echoes the kitchen's finishes while maintaining its own unique design, complemented by a striking feature wall that ties into the home's overall aesthetic. The custom-designed laundry room offers ample workspace and storage, adding both convenience and functionality. Outside, the property

features an oversized single garage ideal for a full-size vehicle along with additional storage for motorcycles or smaller vehicles along with an attached covered carport for extra parking and year-round convenience. Located in a mature and sought-after Southwest Calgary neighbourhood, this home is close to schools, shopping, parks, and transit, making it a rare opportunity to own a fully renovated property in a prime location.