



739 Sabrina Road SW
Calgary, Alberta

MLS # A2317703



\$779,000

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 Detached		
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

Welcome to this extensively renovated, move-in-ready home in a desirable Southwest Calgary community. Renovated with full permits and approvals, including engineer drawings, building, electrical, and plumbing permits, this home also features an upgraded electrical panel, offering exceptional quality and peace of mind. The bright open-concept main floor is designed for modern living and entertaining, highlighted by a stunning custom lime-wash fireplace that creates a warm and sophisticated focal point. The beautifully appointed kitchen features a large central island, custom cabinetry, modern fixtures, and a textured backsplash that adds both style and character. Upstairs, you'll find two spacious bedrooms and two full bathrooms, including a private primary retreat with a walk-in closet and a luxurious ensuite featuring a double vanity and a custom walk-in shower with full-height textured tile. The fully developed basement expands the living space with two additional bedrooms, a full bathroom, a generous family room, flex space ideal for a home office or gym, a stylish wet bar, and a thoughtfully designed laundry room with ample storage and workspace. Outside, enjoy the convenience of an oversized single garage with additional storage space, plus a covered carport providing extra parking and year-round protection from the elements. Ideally located close to schools, parks, shopping, transit, and everyday amenities, this beautifully renovated home offers the perfect combination of modern design, functionality, and lasting value.