



**GRASSROOTS**  
REALTY GROUP

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**708 Sacramento Place SW**  
**Calgary, Alberta**

**MLS # A2320588**



**\$650,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Southwood   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,111 sq.ft.  | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Wet Bar |                   |      |

**Inclusions:** Shed (Side of House)

WOW! A rare find in the highly sought-after community of Southwood! Situated on a sprawling 50' x 115' corner lot in a quiet cul-de-sac, this totally renovated bungalow boasts over 2,100 square feet of fully developed living space with 5 spacious bedrooms, 2.5 spa-inspired bathrooms, and an oversized double detached garage (with a gas line rough-in for future heating). Extensive updates/upgrades here include a furnace, hot water tank, vinyl windows, two electric fireplaces, stainless steel appliances, quartz countertops, bright white shaker-style kitchen and bathroom cabinetry, laminate and carpet flooring, modern plumbing and lighting fixtures, fresh paint, improved attic insulation, Smart Board ultra-durable siding, and eavestroughs/gutters. Large windows with south, east, and north exposures fill the home with an abundance of natural light. The fully developed basement features a separate entrance and expansive secondary kitchenette/wet bar, offering excellent future (illegal) suite potential. The backyard is very private, fully-fenced, and showcases a large concrete patio. Conveniently located close to schools, shopping, transit, and all amenities, this is an incredible opportunity you won't want to miss — call now!