



GRASSROOTS
REALTY GROUP

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64 Santana Hill NW
Calgary, Alberta

MLS # A2329476



\$734,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,037 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Many Trees, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful two-storey home, perfectly positioned directly across from a peaceful neighborhood park. A spacious foyer with soaring ceilings welcomes you inside, opening into a bright living room where large windows frame lovely park views. The heart of the home is the expansive kitchen, complete with a gas stove, breakfast bar, and a cozy nook that overlooks a warm family room. Relax by the wood-burning fireplace or step directly out to a private, beautifully treed backyard with a large deck. The main level is finished with a two-piece powder room and laundry area conveniently tucked out of the way. Upstairs, the spacious primary suite serves as a true retreat, featuring convenient his-and-her closets and a private 4-piece ensuite with separate shower and tub, alongside two additional bright bedrooms. The fully finished basement adds excellent functional space with a large recreation room, a 3-piece bathroom, a bedroom (non-egress window), and plenty of storage. With major recent upgrades including all-new windows, modern flat ceilings, a newer furnace, and central air conditioning, this home is ready for you to move in and enjoy.