



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Southdale Bay SW
Calgary, Alberta

MLS # A2331756



\$730,000

Division:	Southwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,224 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, See Remarks, Vaulted Ceiling(s)		

Inclusions: Shed

Incredible opportunity to own a beautifully updated 3-level split sitting on a massive over 9,100 sq.ft. southwest-facing pie lot, tucked away in a quiet cul-de-sac facing a green space. This home offers a rare combination of architectural character, modern upgrades, and unbeatable outdoor space. Soaring cedar-clad vaulted ceilings and large windows flood the main floor with natural light, while the open layout creates a perfect flow for both everyday living and entertaining. The kitchen is a standout, featuring an oversized island with a breakfast bar, farmhouse sink, custom cabinetry, pantry storage, and upgraded appliances. Adjacent is a spacious dining area and an expansive great room with sightlines that make the space feel even larger. Upstairs you'll find three well-proportioned bedrooms including a king-sized primary suite with double closets and a stunning new 4-piece ensuite complete with a deep soaker tub and stylish finishes. Another full 4-piece bathroom completes the upper level. The lower level offers versatility with a large family room, dedicated home office or den, a separate laundry room, and access to a generous crawl space with built-in shelving—ideal for organized storage. Step outside and you'll discover an incredible backyard oasis. Enjoy a private deck, poured concrete patio with built-in firepit, two RV parking pads, and a large storage shed. The fully finished 27' x 21' heated garage is a showstopper with its own electrical panel, 50-amp service, EV charging outlets, upgraded lighting, and space to spare—perfect for any hobbyist or car enthusiast. Additional upgrades include a new high-efficiency furnace, updated windows throughout, and low-maintenance flooring. Ideally located within walking distance to multiple schools, parks, and pathways, and just minutes from shopping, transit, and the LRT. This is the kind of

home that rarely comes available—offering size, location, and lifestyle all in one package.