



GRASSROOTS
REALTY GROUP

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140 Santana Mews NW
Calgary, Alberta

MLS # A2335933



\$667,500

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,094 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s), Wired for Sound		

Inclusions: Fridge in Basement

Open House 12:30 PM-3 PM Sat AUG 22nd. Welcome to 140 Santana Mews NW proudly with original ownership offering over 3000 sf developed living space. [1 Main+3 Up+ 1 Down BED +4 Bath+ Attached Double Garage] This beautiful 2-storey home nestled on a quiet cul-de-sac street in the family friendly community of Sandstone Valley. As entering you will be impressed by the bright and spacious living room. With Vaulted ceilings and floor-to-ceiling windows which invite more natural light in, great place to have quality time with friends. The dining area with chandelier is conveniently located next to living room. Your chef's kitchen offers tons of countertops and cabinets, with large windows overlooking the west backyard greenery. A cozy spacious family room with fireplace and built-in shelves where laughter fills the air and unforgettable memories made. Enjoy main floor Bedroom and A 2-pc powder room with laundry finishes the main. Upstairs the primary bedroom overlooks the west facing greenery backyard and nearby golf-course. A 4-pc bath ensuite comes with separate shower and tub. Two more good-sized bedroom with walk-in closet conveniently on the other side and Another 4-pc bath finishes the upper. The basement is fully finished comes with a bar and recreation/game room great place to entertain family and friends. Have overnight guests? No Problem! The spacious fifth bedroom with walk-in closet, and its own 4-pc bath offering comfort, privacy and everything your guests need for a relaxing stay. Many upgrading- Poly-B Free, New Furnace and Hot water tank, Newer Fridge... Great location with steps to playground, schools, off leash dog park and Nose Hill Park. Minutes to Safeway, Superstore, T&T. Easy access to 14 ST, Centre Street, downtown, Airport, Deerfoot Trail and Stoney Trail. Don't miss your opportunity to make this property your next

home. Book your private viewing today!