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361 Santana Bay NW
Calgary, Alberta

MLS # A2343441



$698,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Back Lane,		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Central Vacuum, Granite Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge in the Garage, Storage Shed, Alarm System (no contract), TV Mount

Sandstone - 361 Santana Bay NW: PRICE REDUCED - Located in desirable Santana Estates, this custom-built two-storey home is ideally situated on a quiet cul-de-sac with a generous 130-foot lot depth and unobstructed views of the golf course. Offering over 2,100 sq. ft. of living space, this well-maintained home features 3 bedrooms, 2.5 bathrooms, an attached double garage, and a spacious backyard with no neighbours behind. Meticulously cared for by the current owners, the home also offers the peace of mind of a clay tile roof and Poly-B plumbing that has been replaced. The main floor welcomes you with a spacious front vestibule and opens into the bright living and dining areas. The living room features a southwest-facing window and flows into the formal dining area, creating a comfortable space for both everyday living and entertaining. At the rear of the home, the kitchen offers stainless steel appliances, granite countertops, and a generous breakfast nook. A few steps down, the family room provides ample built-in cabinetry, a wood-burning fireplace and a cozy gathering space. Also on this level is a convenient 2-piece powder room and a separate laundry room, which is large enough that it can be used as a den/craft room. The laundry room features a laundry chute, sink, and upper cabinetry. Upstairs, the spacious primary bedroom takes full advantage of the unobstructed golf course views and features a walk-in closet and updated 4-piece ensuite with a separate soaker tub and walk-in shower. Two additional bedrooms offer plenty of space, with each featuring a built-in window bench and one including a walk-in closet. The updated 4-piece main bathroom completes the upper level. The basement remains undeveloped, providing an excellent opportunity to create additional living space to suit your needs. A portion of the basement features a 9-foot

foundation/ceiling height, offering added potential for future development. Outside, the spacious backyard offers a deck and concrete patio, with no neighbours behind and plenty of room to enjoy the outdoors. The 130-foot lot depth provides an abundance of space and privacy. Enjoy the many benefits of living in Sandstone, with close proximity to schools, parks, pathways, golf, and major traffic routes. Situated on a quiet cul-de-sac in an established northwest Calgary community, this is a wonderful opportunity to own a spacious, well-cared-for home with exceptional golf course views and a generous lot.

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