

# \$514,987 - 228 Sabrina Bay Sw, Calgary

MLS® #A2117678

**\$514,987**

3 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

Outstanding value and exceptional location. Your very own raised, three large bedroom +1 bungalow with a fully developed lower level. Incredible massive pie-shaped lot with abundant fruit-bearing trees. Enter through your welcoming step-up front entrance door to the inviting foyer. The living room is spacious and comfortable. The best dream wide-open kitchen is full of cupboards and counter space. The eat-in kitchen includes a sliding glass door to the mesmerizing back deck and yard. Conveniently located near the LRT station for your convenience, watch the trains speed by! This family home is made for you with a fully developed lower level featuring a den or a bedroom, Window is egress 24x36". The rec/family room is incredible with a wet bar and mirrored ceilings for the games you will play. Let the good times begin and enjoy .The furnace was replaced 2013,hot water tank 2017.Fridge is 2 years new and the stove is 6-7 months new. Shingles were replaced only 5 years ago. Fantastic air conditioned home awaits. The backyard is super large for playing. The driveway is beside your domain. will fit a few vehicles off the culd de sac. Drive buy 228 Sabrina Bay SW for your private viewing.

Built in 1973

## Essential Information

MLS® #

A2117678



|                |             |
|----------------|-------------|
| Price          | \$514,987   |
| Sold Price     | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 228 Sabrina Bay Sw |
| Subdivision | Southwood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 1Z1            |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Wet Bar                         |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Standard, Forced Air, Natural Gas                                  |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, None, Private Entrance, Private Yard, Storage                                               |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | April 1st, 2024  |
| Days on Market | 4                |
| Zoning         | M-CG d44         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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