

903 Sabrina Road SW
Calgary, Alberta

MLS # A2230222



\$669,999

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|------------------|---|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,114 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Single Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Private, See Remarks | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Metal Siding , Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance | | |

Inclusions: All remaining drywall in the basement, potlights for the basement, additional shingles to complete the garage roof

Welcome to 903 Sabrina Road SW! This 1114 sq ft 3 bed, 2.5 bath bungalow offers a prime location on a quiet street, with one of the largest lots in Southwood, and has exceptional curb appeal! Featuring a south backing lot that spans over 80 feet wide with almost 9000 sq ft of space providing the perfect canvas for your dreams to come alive! As you enter, you are greeted with laminate floors throughout the main level that lead you into the front living room with a large brand-new picture window that overlooks the front yard where the kids can run and play. Adjacent to the living room are the dining area and kitchen with an eat-up island and lots of cabinet storage and counter space. Head down the hallway where you'll find three good-sized bedrooms that include a primary bedroom with a 2-piece ensuite and closet with built-in organizers. Finishing out the main level is a 4-piece bath. Directly off of the kitchen is a door to your large two-tiered deck that leads you into the backyard with mature trees, shrubs, and plenty of green space for a pool, hot tub, trampoline, or garden. The possibilities are endless, as this expansive space can accommodate it all! This well laid out floorplan has a separate entrance with direct access to the basement providing the option to separate the upper and lower levels if you choose. Head downstairs to the partially finished lower level that has a 3-piece bath, has been framed with the drywall started, and the electrical rough-in completed. This home also comes with ample parking with a single attached garage and an oversized double detached garage! The location of this home cannot be beat, on the east side of Elbow Drive with quick access to Macleod Trail, Stoney Trail, Downtown, and just a short walk to the LRT Station, Transit lines, and countless amenities including schools, grocery stores, restaurants, and shops. Recent updates over the years

include painting of the main floor, bathrooms, new baseboards and trim, flooring, deck, fence, front window (2025), exterior including soffit and fascia (2025), HWT (2025), and Roof (2019). Book your showing today to see the exceptional value in this home before it is gone!