



Tao Guo
 SKYROCK
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Scarboro/Sunalta West

2424 SANDHURST AV SW

\$1,349,000

Detached

- Style:** Bungalow
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 3
- Rooms Above:** 6
- Floor Area:** 178 SqM / 1,920 SF
- Year Built:** 1956
- Taxes:** \$4,926 / 2017
- Possession:** Negotiable



This home has been completely renovated from top to bottom. No expenses were spared here. Amazing inner-city location with the privacy of the suburbs. Steps to Shaganappi Golf Course, C-Train & short walk/ride downtown. Open concept plan, oak hardwood, vaulted ceilings, gas f/p. New kitchen w/ granite counters, stainless appliances including 36" induction cooktop & spacious island w/ cabinets. Stone inlays at front & back entrances. Upper baths & showers have heated stone inlay floors. 3 bedrooms on main & 1 down. 3 FULL baths, including 5 pc spa-like master ensuite. Spacious Rec.Room in the finished basement w/ built-in wet bar. Basement bath & hobby room also have heated tile floors. New windows & doors, vac-u-flo, 2 new HE furnaces, HWT & new Central Air. Professionally landscaped, oversized heated double attached garage, garden shed and underground sprinklers. There are so many amazing details in this house, you must see to appreciate.

- Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hot Water Instant, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All
- Features:** Air Conditioning-Central
- Parking:** Enclosed: 2 Total: 2 Double Garage Attached

