



Tao Guo
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Calgary/Southwood

10612 SACRAMENTO DR SW

\$409,900

Detached

- Style:** Bungalow
- Bedrooms:** Above: 3 / Ttl: 5
- Bathrooms:** Full: 2
- Rooms Above:** 8
- Floor Area:** 109 SqM / 1,170 SF
- Year Built:** 1967
- Taxes:** \$3,071 / 2017
- Possession:** Negotiable



Private corner lot, with back alley, next to a green area and within walking distance to Ctrain, this bungalow has a total living area of over 2,100 sq feet. NEW roof in 2016 on both house and the double detached garage, as well as new siding on both, plus new garage doors (2016). Large living room with fireplace and bow window, dining room, great size kitchen, with new dishwasher and sink/faucet, plus a lovely bay window. Seller says there is hardwood under carpet in the living room. Good size master bedroom, plus two more bedrooms and a full bathroom complete the main floor. Enter through the side door from garage and take a few stairs down to the basement, where there is a pretty large recreation/family room, two more bedrooms, another full bathroom, laundry room, storage room and a cold room. Large lot with private huge deck, surrounded by trees, will make you feel you are in a secluded area. Aggressively priced for a quick sale, this house has a lot of potential. You don't want to miss out. Call now!



Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer

Features: Deck, No Animal Home, No Smoking Home

Parking: Enclosed: 2 Total: 4 Double Garage Detached

