

68 Southampton Drive SW
Calgary, Alberta

MLS # A2166985



\$649,900

Division:	Southwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,417 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Hot tub, shed

OPEN HOUSE SATURDAY SEPT 21 12:00-2:00 Nestled on a picturesque corner lot, this beautifully maintained 4-level home boasts attractive curb appeal with nicely landscaped yards both front and back. The inviting entrance leads to an interior featuring gorgeous, site-finished hardwood floors that flow throughout the main and upper levels, showcasing the care and renovations this home has enjoyed over the years. Perfect for a growing family, this residence offers over four levels of well-developed living space. The main floor greets you with a spacious living and dining room combination, ideal for family gatherings and entertaining. The large kitchen is complete with a central island, ample counter and cupboard space, and a window over the sink with a view of the serene backyard. Step through the kitchen door to your south-facing backyard oasis, where you can relax on the patio or enjoy cozy evenings in your private hot tub. Upstairs, you will find the primary suite, two additional bedrooms and an updated main bath. On the third level, you'll find a comfortable family room or TV room, a second full bathroom, the convenient laundry room including lots of storage space. The fourth level offers versatile space—ideal for a large fourth bedroom or a recreation room—plus a workshop area, utility room, and additional storage space. With its double-attached garage and an expansive driveway, parking is a breeze. Located in the heart of Southwood, this home offers unparalleled access to amenities, schools, and parks, making it the perfect place to call home. Don't miss out on this lovingly cared-for gem!