



**GRASSROOTS**  
REALTY GROUP

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**135 Sandringham Road NW  
Calgary, Alberta**

**MLS # A2215209**



**\$929,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks

**Inclusions:** N/A

Elegantly Renovated Home, with more than 3600 sq foot of Living Space, with Vaulted Ceilings, Dream Kitchen, and Entertainment Basement with a Theatre Room. The main level impresses with vaulted ceiling, sleek glass stair railings, and 11 large windows that flood the space with natural light, creating a bright, open, and airy feel. Step into this Superb home where modern elegance meets functional design. The custom kitchen is a showstopper, featuring a 9-foot island with gorgeous white and gold countertops, built-in Frigidaire Gallery appliances including a microwave, oven, chimney hood fan, and an extra-deep fridge for plenty of storage. The gas cooktop is equipped with a convenient pot filler &mdash; perfect for any home chef! Enjoy brand new waterproof laminate flooring across all three levels, custom and modern cabinetry in every bedroom, and spa-inspired bathrooms, including a master ensuite with a standalone bathtub and standing faucet. The fully developed basement is designed for entertainment, offering a theatre room, a custom bar, and a full bathroom. Completing the home is a brand new Electrolux washer and dryer in the stylish laundry room. Located in the desirable neighborhood of Sandstone Valley NW, with two excellent schools &mdash; Symons Valley Elementary and Monsignor Neville Anderson School &mdash; within walking distance, and close to parks, playgrounds, shopping, and transit. On top of it the Poly-B was replaced with brand you PEX. Brand new Furnace and Humidifier too. This move-in-ready home truly offers everything you&rsquo;ve been looking for. Book your private showing today!