



GRASSROOTS
REALTY GROUP

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74 Sandringham Way NW
Calgary, Alberta

MLS # A2219164



\$655,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: fridge, stove, built in dishwasher, hood fan, washer, dryer, garburator "as is", built in vacuum system with attachments, freezer, garage door opener with 2 remotes, cabinets in garage, firewood, gazebo, composters, TV mount in living room

Welcome to this one-of-a-kind, beautifully maintained, gently lived in family home with a unique floor plan and stunning architectural lines. Ideally situated in the Sandringham area of the much sought after community of Sandstone Valley this family home is steps away from walking paths and playground and a short walking distance to Nose Hill Park, perfect for outdoor enthusiasts and dog owners alike. Elementary Catholic and Public schools are only a short walk with no major road crossings. Recent upgrades will allow you to move in and start enjoying all this home has to offer. The spacious main floor layout is unique in that the living room and dining room are separate from the kitchen and family room ideally suited to executive style entertaining, special occasions, and everyday meals. The large living room boasts a soaring ceiling and an abundance of windows, filling the space with natural light and creating an inviting atmosphere. The heart of the home is the large, cozy family room with a wood-burning fireplace, which provides the perfect setting for relaxing evenings and weekends. Convenient main floor laundry and half bath add to the home's practicality. The backyard is peaceful with a full width, partially covered rear deck and south backyard with fire pit: perfect for year-round outdoor living, grilling, and entertaining. At the end of the day, retreat to the equally spacious second story's primary bedroom with its upgraded 4-piece ensuite with jetted tub. Another unique feature of the design is that the bright and spacious second and third bedrooms can each comfortably fit a queen-sized bed. Each has easy access to the upgraded 4-piece main bathroom. New garage door, recent hot water heater, new flooring and lighting throughout, new tiling with moisture resistant drywall in the two main baths, new tiling in kitchen, recently built deck, new west side fence, some

upgraded windows, and an exterior glow light system that creates an enhanced exterior ambiance are recent upgrades that set this property apart from ordinary! New shingles, vents and flashings just installed, and to be followed shortly by new siding and cladding, covered in list price, the exterior will be like a brand-new house! This home truly has it all—comfort, space, style, and a fantastic location on the side of the street with no sidewalk to clear, close to schools, parks, and amenities. Call your favorite agent, come have a look!