



GRASSROOTS
REALTY GROUP

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163 Sandringham Close NW
Calgary, Alberta

MLS # A2221753



\$650,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,157 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Gentle Sloping, Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Phantom Screen (back door), Dark wood cube shelf (bsmt), Garage Shelving***ALL furniture can be negotiated in separate bill of sale***

NEW Price on this spacious home on a Private Corner Lot – Over 2,200 Sq.Ft. of Living Space! Welcome to this beautifully finished Bi-Level situated on a large, fenced lot with an oversized double attached garage. Offering 4 bedrooms + Den, 2.5 bathrooms and air conditioning for your summer comfort. The main level showcases on-site finished hardwood floors, a bright white kitchen with stainless steel appliances, and a spacious living/dining area, ideal for entertaining family and friends. The primary bedroom includes dual closets and a 2-piece ensuite with cheater access to the hallway. Two additional bedrooms and a renovated full bathroom complete the upper level. Downstairs, you'll find a generous fourth bedroom, a den, a massive family/recreation room with a cozy gas fireplace, a large laundry room with extra storage, and a 3-piece bathroom. Step outside to a fully fenced yard with mature trees, a separate fenced dog run, a large back deck with ample storage underneath, and a great space for kids or pets to play. Bonus features include: Custom window blinds, Tankless hot water system, Water softener, Water purifier, Air Conditioning and Underground sprinkler system (with timer & rain delay). Prime location! Just steps from schools, parks, walking paths, shopping, gas stations, and Nose Hill Park. Enjoy quick access to 14th Street, Beddington Blvd, and Country Hills Blvd. Move-in ready with quick possession available – come see it for yourself!