



GRASSROOTS
REALTY GROUP

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192 Sandpiper Circle NW
Calgary, Alberta

MLS # A2240351



\$679,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,682 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Storage		
Inclusions:	Storage Shed		

Welcome to 192 Sandpiper Circle NW, an immaculately maintained 2-storey home tucked away in a quiet, family-friendly cul-de-sac. Offering the perfect blend of comfort, space, and functionality, this property is ideal for families or anyone seeking a move-in-ready home in a serene northwest neighbourhood. Inside, you're greeted by a bright and thoughtfully designed layout. Soaring vaulted ceilings and large windows fill the space with natural light, creating an inviting and airy atmosphere. The spacious kitchen is equipped with granite countertops, ample cabinetry, a double oven, and a cozy eating area. From here, step directly into your sun-soaked west-facing backyard, complete with a large deck and retractable power awning—perfect for hosting guests or enjoying peaceful evenings outdoors. The sunken family room features a charming brick fireplace with gas starter, adding warmth and character to the main living area. A convenient laundry room and 2-piece bathroom complete the main floor. Upstairs, the generous primary suite includes a private ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family or guests. The fully developed lower level adds even more versatility, with a large rec area, an additional bathroom, and room for a home office, gym, or media space. Additional highlights include an attached double garage and a long list of recent upgrades: NEW siding, shingles, and eavestroughs (2025), garage door (2023), and a high-efficiency furnace with 50-gallon hot water tank (2021). Ideally located within walking distance to schools and shopping, with quick access to all amenities. Pride of ownership shines throughout—don't miss your chance to call this exceptional NW property home.

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