



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**135 Sandringham Road NW  
Calgary, Alberta**

**MLS # A2242775**



**\$888,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,336 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<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>	Ceramic Tile, 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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		

**Inclusions:** N/A

Welcome to the largest fully renovated home currently available in Sandstone Valley, offering over 3,440 sq ft of stylish living space including 2,336 sq ft above grade and a fully finished 1,106 sq ft basement. Situated on a south-facing corner lot, this 4-bedroom, 3.5-bathroom home has been thoughtfully redesigned with VAULTED CEILINGS, SLEEK GLASS RAILINGS, and 11 OVERSIZED WINDOWS that flood the main floor with natural light. The showpiece kitchen features a 9-foot island, bold white and gold QUARTZ countertops, built-in Frigidaire Gallery appliances, and a GAS COOKTOP with POT FILLER—perfect for entertaining. You’ll also enjoy LUXURY VINYL PLANK flooring throughout, custom cabinetry in every bedroom, spa-like bathrooms, and a fully developed basement complete with a theatre room, custom bar, full bathroom, and a beautifully finished laundry space with new Electrolux washer and dryer. Major upgrades include PEX plumbing (no Poly-B), newer furnace, and humidifier. Located within walking distance to Simons Valley School and Monsignor Neville Anderson School, and just minutes to downtown, the airport, parks, shopping, and transit—this is a rare opportunity to own a turnkey home in one of NW Calgary’s most family friendly communities.