



GRASSROOTS
REALTY GROUP

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156 Sandpiper Circle NW
Calgary, Alberta

MLS # A2246329



\$600,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,653 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Kitchen Movable Island

This lovely family home sits on a quiet, tree-lined street in a mature neighborhood. Just steps away from parks, essential amenities, and major roadways, the location is as desirable as the home itself. Meticulously maintained and thoughtfully updated over the years, this spacious 2,500 livable sq ft residence showcases true pride of ownership. Notable upgrades include modern flooring, a newly constructed rear deck, complete poly-B plumbing replacement, and more. The main level welcomes you with a bright, south-facing vaulted living room that exudes warmth and natural light. A dedicated dining area flows into a functional U-shaped kitchen with eating area, which overlooks sunken family room complete with a cozy wood-burning fireplace. From here, large patio doors provide access to a private, fully fenced backyard and brand-new deck ideal for outdoor fun! Also on the main floor, you'll find a convenient half bath and a laundry area for added functionality. Upstairs, the spacious primary suite spans nearly 200 sq ft and features a refreshed ensuite bathroom. Two additional well-proportioned bedrooms and a full 4-piece bath complete the upper level. The lower level offers excellent potential for customization, whether you're envisioning an additional bedroom, bathroom there is lots of space to work with. An additional standout feature of this split-level home is the expansive crawlspace, offering over 300 sq ft of versatile storage space. With possession being available immediately offers a great opportunity to move in before the school season starts! This is more than just a house, its a home that's ready for its next chapter!