



GRASSROOTS
REALTY GROUP

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74 Sandringham Way NW
Calgary, Alberta

MLS # A2251389



\$600,000

| | | | |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| Division: | Sandstone Valley | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,792 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L | | |

| | | | |
|--------------------|------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: Gazebo, composters (3), fire pit, firewood, window coverings that are attached, garage cabinets, exterior glow lights, TV mount and bracket

THIS COULD BE THE ONE! Discover this beautifully cared for home in a quiet pocket of Sandstone Valley, where timeless design meets thoughtful updates. With almost 1800 square feet of total living space, this home is perfectly situated in the sought-after Sandringham area. This property combines comfort, convenience, and charm in a family friendly setting. Step inside and you'll immediately appreciate the bright, open feel. The main floor balances functionality with style, featuring separate living and formal dining spaces for hosting, alongside a cozy family room with a classic wood-burning fireplace. Large windows and vaulted ceilings bring in an abundance of natural light, while the convenient main floor laundry and half bath add everyday practicality. The upper level is designed with families in mind. The spacious primary retreat offers a private 4-piece ensuite complete with a jetted tub, while two generously sized bedrooms and another full bathroom give everyone plenty of space. Enjoy Calgary's sunshine from the south facing backyard, complete with a deck (partially covered for year-round use), fire pit, perfect for summer barbecues or peaceful evenings with the family. This home has seen extensive updates over the years: Poly-B plumbing replacement, NEW shingles and siding (July 2025), some new windows, new garage door, hot water tank, modern flooring and lighting, vinyl plank in the kitchen, exterior glow lighting, and more, giving you peace of mind for years to come. The location is unbeatable, steps to playgrounds, pathways, and Nose Hill Park, plus both public and Catholic elementary schools within easy walking distance. Parks, pathways, shopping, and transit are just minutes away, making this a wonderful option for families, downsizers, or anyone looking to call Sandstone Valley home. VIRTUAL TOUR AVAILABLE!

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