



GRASSROOTS
REALTY GROUP

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

**261 Sandringham Road NW
Calgary, Alberta**

MLS # A2264769



\$479,000

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Completely Renovated and Move In Ready! Welcome home to this fully updated 2 bed 2.5 bath townhome – vinyl plank floors, updated lighting package, freshly painted and more! Main floor features a fully renovated kitchen with new cabinets, new stainless appliances, stone countertops, under cabinet lighting and gorgeous finishes. The kitchen opens to the living room/dining room which features vaulted ceilings, gas fireplace, huge windows and access to the private balcony that offers views of mature trees, private yard and walking path. Main floor also has a half bath and access to the attached garage. Upstairs you will find 2 large bedrooms each with their own fully renovated ensuite bathrooms, primary bedroom has a large walk in closet. The walk out basement is bright and open, perfect for a rec room or office space. Basement also has brand new washer/dryer in the laundry room. This townhome is in the community of Sandringham in Sandstone Valley – well established community with mature trees/landscaping. This is not a condo but has an HOA that takes care of lawn mowing and snow removal. Quiet location with walking paths, playgrounds, schools and shopping close by. Across the street from Nose Hill and easy access to 14th Street and Stoney Trail/Deerfoot.