



GRASSROOTS
REALTY GROUP

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741 Sandringham Place NW
Calgary, Alberta

MLS # A2271770



\$599,900

Division:	Sandstone Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,577 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Furniture negotiable		

Stunning Renovated 3-Bedroom Home Steps from Nose Hill Park. Nestled on a peaceful cul-de-sac just moments from scenic hiking and biking trails, this beautifully renovated two-storey, three bedroom, 2.5 bathroom, semi-detached home offers over \$160,000 in high-end upgrades completed within the last three years. Every detail has been thoughtfully curated for modern living and lasting value.

Highlights include: -Gourmet kitchen with an oversized island, granite countertops, upgraded stainless steel appliances, upgraded porcelain slab backsplash and a gas stove — perfect for entertaining -New windows and new vinyl plank flooring throughout -High-efficiency furnace (with humidifier) and central air conditioning for year-round comfort -Fully updated bathrooms with granite countertops and porcelain backsplash -fresh paint and modernized electrical and plumbing (no poly-B) throughout the home -New asphalt shingles installed in 2024 -Single car garage to protect your vehicle from the elements (electric rough in for electric vehicles) -Designer grade metal railings that blend durability with upscale style -Move-in ready

Enjoy low-maintenance living with a Homeowners Association that takes care of lawn care and snow removal — giving you more time to relax and explore the nearby trails.

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