



GRASSROOTS
REALTY GROUP

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78 Sandringham Way NW
Calgary, Alberta

MLS # A2279907



\$633,888

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Jetted Tub, Storage		

Inclusions: Chest Freezer and BBQ

Whether you are starting to plant roots or looking for a change, this beautifully proportioned 3 bedroom, 2.5 bath home in Sandstone Valley invites you to make it your own. Offering over 1,800 sq. ft. of refined above-grade living space and a finished basement, this residence seamlessly blends comfort, functionality, and future potential. The main floor is thoughtfully designed for everyday elegance, featuring main floor laundry, a convenient powder room, and an intuitive layout ideal for both daily living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite, complemented by an additional 4-piece bath. The basement extends the home's versatility with a dedicated office, comfortable living area, and a separate space roughed-in for an additional bathroom, offering the opportunity to further customize and enhance the home to suit your lifestyle. Notable upgrades include two new hot water tanks (2025) and Poly-B plumbing replaced in 2023, providing peace of mind for years to come. Additional highlights include a double attached garage, ample storage throughout, and a layout designed to evolve with your needs. Set on a quiet street in a welcoming, family-friendly community, this home is within walking distance to schools, a gas station, parks, and everyday amenities, with scenic pathways woven throughout the neighborhood and a charming park just steps away. With generous square footage, and the opportunity to add value, this is a rare chance to secure a timeless home in one of NW Calgary's established communities.