



**317 Sandringham Road NW
Calgary, Alberta**

MLS # A2285975



\$475,000

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Superbly located in Sandstone Valley, close to Nose Hill Park, Green space trails and walk ways. Nice open plan with Double Master bedrooms, 2 1/2 Baths, High vaulted ceilings in the Living room with large windows, corner gas fireplace, Dining room with patio doors to the Balcony, Big sunshine kitchen with breakfast bar open to the eating area. Walk out basement ready for development potential, R-I for bathroom and patio doors to the back yard with access to the walk ways. This is not a condo. HOA is \$125/mt for snow and grass cutting maintenance. Pride of ownership is evidence thru out the Home. Please review the virtual tour.