



**163 Sandringham Road NW  
Calgary, Alberta**

**MLS # A2302839**



**\$749,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,526 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed,		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lawn, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed in Backyard, Central Vacuum System "As-Is"

WOW &ndash; first time ever listed for sale! Take a look at this immaculately maintained, original-owner home, in the sought-after community of Sandstone Valley! Offering an impressive 3,861 square feet of fully developed living space, this home features 5 spacious bedrooms and 3.5 bathrooms, and includes an illegal walk-out basement suite &mdash; ideal for extended family or potential rental income! Noteworthy upgrades/features here include: a newer Spanish clay tile roof, durable stucco exterior, two furnaces for efficient climate control, two cozy fireplaces that add warmth and character, flawless hardwood flooring, soaring vaulted ceilings, and built in cabinetry/shelving throughout. The oversized double attached garage is drywalled and insulated, and there is a long front driveway for additional parking. Enjoy the incredible sun-filled, private, east-facing backyard &mdash; with sprawling deck (with gas BBQ hookup), covered concrete patio, expansive garden (corn, beans, tomatoes, potatoes, zucchini, parsley, basil, and other herbs), and a shed for additional storage. Close to all amenities: schools, retail, parks, and pathways! Don&rsquo;t miss out, call today to book your showing!