



GRASSROOTS
REALTY GROUP

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

140 Sanderling Rise NW
Calgary, Alberta

MLS # A2134366



\$629,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	See Remarks, Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

Renovated with brand new appliances!!! This expansive bungalow is located in the welcoming Sandstone Valley community. Offering over 1,400 square feet of living space, the main level features three bedrooms and two full bathrooms, including a master bedroom with a private en-suite. The home's thoughtful layout makes it an ideal choice for its buyers. The basement, with over 1,300 square feet, is ready for your dream design. Foundation is preserved wood. The backyard is spacious, featuring a beautiful deck and a meticulously landscaped and maintained. Additionally, the property includes a two-car front-attached garage with direct access to the home, as well as driveway parking for two vehicles. Don't miss out on this incredible opportunity and value!