



**23 Sanderling Rise NW  
Calgary, Alberta**

**MLS # A2136122**



**\$779,800**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Aggregate, Alley Access, Double Garage Attached, RV Access		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Gazebo/Pergola in the backyard		

Ever dreamed of living in the "inner city", with everything at your fingers, close to a massive park, great shopping, live in a renovated 4 level split, over 2200 sqft of developed space, on a large lot boasting an ATTACHED double car garage? WELCOME HOME. The heart of the home, the kitchen, is sure to please, with it's shaker style cabinetry, quartz countertops with massive single bowl sink, french style stainless steel fridge, easy-to-clean glass topped stove, and with the wall REMOVED between kitchen and living room, you can let the party flow from your amazing kitchen, into the living room. The living room, like the rest of home has been tastefully decorated, but this shines even thanks to the vaulted ceiling. The master retreat boasts it's private oasis with custom tile shower w/ full height rolling glass doors, and his / her closets. Two kid bedrooms and another renovated full bathroom complete the upper level. Just a few steps down from the main level, is the 3rd level, featuring the family room, complete with feature wall (built in shelving, cabinets), bar area (sink, fridge), the FOURTH bedroom, laundry room, and another bathroom, all boasting LARGE windows. The lower level boasts the rec room (currently gym), an office, and the utility room. The mechanicals have been upgraded to ensure your comfort, low utility bills, and safety, with a new furnace, new hot water tank, central air conditioning, water softner, and replaced electric panel. The floor coverings are all luxury vinyl plank. The backyard is large (44 feet wide and entire lot is 4650 sq ft.), with a new composite deck, fire pit & allows for tons of additional entertainment space & RV parking. Amazing convenient shopping, with Beddington Town Centre under a mile away (London Drugs, Co-Op, banks, gas & more), with Deerfoot City, Calgary newest shopping & entertainment experience only 3 miles away. The

commute can't be beat with Centre Street, boasting the Express Transit direct to downtown a mere mile away; and rest easy that Deerfoot is only a few minutes. . If you want to escape to the great outdoors, Nosehill, Canada's 4th largest urban park, is under a mile away. Don't miss out on the chance to own this slice of paradise. Call your agent to book a viewing today.