



**32 Sandringham Close NW
Calgary, Alberta**

MLS # A2152375



\$649,000

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|------------------|------------------------------|---------------|-------------------|
| Division: | Sandstone Valley | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,743 sq.ft. | Age: | 1990 (34 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Track Lighting, Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

Welcome to 32 Sandringham Close NW, a beautifully updated 4-level split home in the charming community of Sandstone Valley. This spacious residence offers over 2700 square feet of living space! Over 1700 SQFT above grade, featuring 3 bedrooms and 2.5 baths, perfect for your family's finishing touches. Step inside to a bright and open main floor where natural light floods the updated kitchen and living areas. Cozy up by the real wood-burning fireplace, adding warmth and character to your home. The lower level walk-out basement includes an additional 2 bedrooms, 1 bath, and an illegal suite with separate laundry, providing excellent potential for rental income or a private space for extended family. Located in a family-friendly neighborhood, this home is just minutes away from top-rated schools, convenient bus stations, and local shops. Sandstone Valley offers an array of amenities, including beautiful parks, scenic pathways, and recreational facilities, making it an ideal place to call home. Whether you're a first-time homebuyer looking for a spacious and versatile living space or an investor seeking multiple income streams, 32 Sandringham Close NW is the perfect opportunity. Don't miss out on this gem in the heart of Sandstone Valley! Contact your favourite agent today for a private showing!