



**46 Sandringham Way NW
Calgary, Alberta**

MLS # A2152399



\$685,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry		

Inclusions: Hood fan, shed, greenhouse

Welcome to this beautiful split level walkout with over 2,600 sqft of living space, that backs onto green space and a walking path just minutes to Nose Hill. The main level dining and living room look out a big bay window onto treed front yard and quiet street. The kitchen is open to the sunken family room with wood burning fireplace and offers loads of cupboard space, pantry, additional eating area and opens onto the top deck where you can enjoy your morning cup of coffee while looking out towards Nose Hill. A 3 piece bathroom, laundry/mud room and den complete this level. Upstairs you’ll find 2 good size bedrooms, 4 piece bath and large master suite with 3 piece ensuite, walk in closet and a huge window with views of the secluded backyard thanks to the multiple mature trees. The backyard boasts a beautiful lower deck for shade in the heat of the summer, an upper deck for entertaining and a small greenhouse so you can grow your own veggies or flowers. The developed walkout has an additional bedroom with large walk-in closet, entrance that opens onto the lower deck and a spacious recreation room for your movies nights or home gym setup. There is also a large storage room to tuck away all your belongings. The oversized parking pad fits 3 cars across and two deep with a double attached garage. Two elementary schools within walking distance and plenty of shopping nearby. Getting to work is a breeze with 3 options to get downtown all under 20 minutes.