



**123 Sandringham Place NW
Calgary, Alberta**

MLS # A2156493



\$789,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,788 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s)		

Inclusions: Side by Side Refrigerator and Freezer, Washer and Dryer with pedestal storage drawers

Welcome to this beautiful home with meticulously renovated interiors, situated on a serene cul-de-sac in the NW Community of Sandstone Valley. With 5 bedrooms, 3.5 bathrooms, and over 2700 square feet of thoughtfully designed living space, this two-storey split-level home offers both comfort and style. As you enter, you'll be greeted by an expansive open-concept living and dining area featuring soaring vaulted ceilings. The modern kitchen boasts ample counter space, ThinQ Dishwasher and Gas Stove as well as generous cabinetry, perfect for any home chef. Step outside onto the patio and discover a sizeable, fully fenced backyard—ideal for a trampoline, swing set, hot tub, and gazebo. Conveniently, you can access the garage directly from the yard. A few steps down from the kitchen, you'll discover a sunlit family room with a remote-controlled fireplace, a ThinQ Washer and Dryer set, and a handy half bath. This level also provides direct access to the garage and leads to a fully finished basement, which includes two spacious bedrooms and a full bathroom. Further on, you'll find a charming extra living area with its own kitchenette. On the upper level, you'll find two additional bedrooms, a full bathroom, and a lavish master suite featuring its own ensuite bathroom. The home is elegantly finished with modern touches such as pot lights, luxury vinyl plank flooring, quartz countertops, light dimmer switches and chic wood accents. For an added touch of elegance, both the ensuite and the upstairs bathroom are fitted with stylish LED mirrors. This home is ready to welcome its new owners — Schedule your visit today! -- NEW Two-stage furnace with SMART thermostat -- NEW Power Vent Hot Water Tank -- NEW Windows and Interior Doors -- NEW Flooring and PEX Plumbing --- ROUGHIN FOR Central AC, Central Vac and

Dishwasher for basement kitchenette ---- EASY ACCESS TO 14th Street NW, Country Hills Blvd, AND Beddington Trail ----- 7 MINUTE WALK TO The Nearest Bus stop ----- 8 MINUTE DRIVE TO The Hamptons Co-op, Beddington Square Safeway, T&T Supermarket, and Nosehill Park ----- 12 MINUTE DRIVE TO The Real Canadian Superstore and Costco ----- 15 MINUTE WALK TO The Simons Valley Elementary School ----- 15 MINUTE DRIVE TO The Calgary International Airport, Downtown Calgary and the Calgary Zoo -----