



**163 Sandringham Close NW  
Calgary, Alberta**

**MLS # A2159594**



**\$688,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Sandstone Valley   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.   | <b>Age:</b>   | 1990 (34 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Gentle Sloping, Land |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s) |                   |      |

**Inclusions:** Phantom Screen on back door + Basement dark wood cube shelf + All attached shelving in garage

\*\*\*OPEN House Sat Aug 31st from 2-4pm\*\*\*Welcome to Sandstone NW. This fully finished Bi-Level has over 2200sqft living space, 4 bedrooms + DEN + 2.5 bathrooms + oversized ATT double garage! Enjoy the finished on-site Hardwood floors, generous sized rooms, white kitchen with Stainless Steel appliances & AIR CONDITIONING! Large Living/Dining room is great for hosting large families & the 3 bedrooms + renovated bathroom is great for all your guests! Primary bedroom has dual closets + 2pce Ensuite, with a cheater door. Downstairs has 4th bedroom, DEN, a huge family/recreation room with GAS fireplace, large laundry room with additional storage and 3pce bathroom. This fully fenced corner lot provides lots of mature trees = privacy! Some extra perks...custom window blinds thru-out, tankless hot water, water softener, water purifier, A/C, underground sprinklers (on timer & rain delay), a fenced in dog run area & storage under the upper deck. Steps to Schools, Park, Stores, Gas, Nose Hill Park & easy access to 14th St NW and Country Hills BV....the perfect location! Come take a peak!