



GRASSROOTS
REALTY GROUP

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**733 Sandringham Place NW
Calgary, Alberta**

MLS # A2206928



\$599,900

Division:	Sandstone Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,580 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: NA

DONT BE FOOLED BY THE SIZE, THIS DUPLEX IS VERY SPACIOUS INSIDE! 5 bedroom (or 4 plus Den), 3 1/2 Baths, Fully developed,, Air Conditioned, Totally updated, Vaulted Ceiling, Duplex, in a very quiet Cul De Sac,in desirable community, Sandstone in the NW. Property has been remodelled in the last few years and the basement was redone last year. high Efficiency Furnace, 50 Gallon Hot Water Tank and The Air Conditioner system are all UNDER 7 YEARS NEW! Property was repainted and All Light Fixtures were changed just before listing. The roof asunder 12 years old but will be replaced by Insurance in good weather. THE GARAGE AND FRONT DOOR WILL ALSO BE SCRAPED AND PAINTED ONCE THE WEATHER IMPROVES!