



GRASSROOTS
REALTY GROUP

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184 Sandpiper Circle NW
Calgary, Alberta

MLS # A2212846



\$779,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,747 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Other, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: Pool + cover, Shed, Garage cabinets + wash sink + overhead heater, Basement storage shelves + freezer + filing cabinet

Looking for a BIG YARD, MODERN UPGRADES, zero POLY-B and a TURNKEY home in a quiet cul-de-sac? This renovated 4 bedroom beauty in Sandstone NW sits on a MASSIVE 8100+ SQFT pie lot - fully fenced, treed, landscaped, and packed with features like a two-tier deck, gardens and inclusions such as a pool, BBQ, canopy, fire pit, shed and outdoor furniture. Inside, enjoy a sleek, MODERN KITCHEN with stainless steel appliances, updated flooring, updated bathrooms, new LUX triple pane windows and tasteful contemporary finishings. The finished basement adds extra living space for work, play, or guests. A HEATED double-attached garage with a painted floor, cabinetry and wash sink adds comfort and function. Mechanical upgrades include a NEW LENNOX FURNACE and RHEEM water tank and a bonus...all POLY-B has been removed! Steps to Schools, parks plus pathways and quick access to major roads like Beddington Trail, Country Hills Blvd, Stony Trail, and transit nearby—you’re never far from what matters. This one checks ALL the boxes—come see it before it’s gone!