

135 Sandringham Road NW
Calgary, Alberta

MLS # A2166547



\$600,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Stucco

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Inclusions: Window Coverings

Located on a quiet street in the sought-after community of Sandstone Valley in Calgary's NW, this spacious home is ready for your vision & is just steps away from pathways, greenspaces & parks. Enjoy the close proximity of Nose Hill Park! With easy access to major roadways & downtown Calgary, this an ideal location! The 23x20 attached garage provides ample space for parking & storage. Upstairs, you'll find 3 generously sized bedrooms, including the primary bedroom w/a full ensuite & large walk-in closet. The upper level also includes a 2nd full bathroom, a linen closet, & a versatile open area that could serve as an office or play space. The main floor has a dining area, a bright front living room & a cozy family room with a wood-burning fireplace. The kitchen & nook offers an additional eating area, plenty of cabinet & counter space, along w/a pantry. A main floor office/flex room, laundry area off the garage, & a convenient half bath round out the main level. Step outside onto a large deck that overlooks a substantial backyard—perfect for entertaining or relaxing. As a bonus, the corner lot provides additional parking.