

357 Sandringham Court NW
Calgary, Alberta

MLS # A2204450



\$699,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Greenbelt, Landscaped, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home, See Remarks, Wood Windows		

Inclusions: N/A

Welcome to 357 Sandringham Court NW, a beautifully maintained family home tucked away on a quiet cul-de-sac in the highly desirable community of Sandstone Valley. Situated on a southwest-facing lot backing onto a green space, this residence offers a serene setting combined with the conveniences of city living. The main floor welcomes you with a bright and spacious foyer leading into a warm, functional layout. The large living room features a gas fireplace with a stunning real brick surround, professionally serviced and refurbished in 2024. A formal dining room provides the perfect setting for hosting, while the kitchen and breakfast nook offer everyday comfort and connection. A versatile flex room can easily serve as a home office, playroom, or additional sitting area. The mudroom has been enhanced with a custom built-in cubby system (2024), offering convenient organization for busy households. Direct access to the attached double garage enhances daily ease. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a fully renovated ensuite bathroom (May 2024). A full main bathroom and a dedicated laundry room add practicality and convenience to the upper level. The fully finished basement expands your living space with a fourth bedroom, a full 3-piece bathroom, and a large recreation room—perfect for family gatherings, media, or play. Additional highlights include custom-built basement stairs and built-in shelving with sliding doors, offering both character and functionality. The home comes complete with a washer, dryer, dishwasher, fridge, stove/oven, and microwave—all in excellent condition and accompanied by their original manuals. Major upgrades include a new hot water tank (2021), furnace refurbishments, brand new roof, new eavestroughs (March 2025),

and new siding on the west side of the home (March 2025)—ensuring peace of mind for years to come. Located in an established neighborhood with mature trees and excellent amenities, this home is steps from green spaces, close to schools, parks, transit, and shopping, with easy access to major roadways. This is a rare opportunity to own a thoughtfully upgraded home in one of NW Calgary's most family-friendly communities.