

**74 Sandringham Way NW**  
**Calgary, Alberta**

**MLS # A2219164**



**\$674,888**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** fridge, stove, built in dishwasher, hood fan, washer, dryer, garburator "as is", built in vacuum system with attachments, freezer, cabinets in garage, firewood, gazebo, composters, TV mount in living room

**OPEN HOUSE WEDNESDAY MAY 14, 2025 5:00 &ndash; 8:00 pm and SATURDAY May 17, 2025 1:00 &ndash; 4:00 pm&hellip;&hellip;** Welcome to this beautifully maintained family home located just steps from a neighborhood playground and walking path and minutes from Nose Hill Park and two elementary schools in the sought-after community of Sandstone Valley. This spacious residence has a unique floor plan that features 3 generously sized bedrooms and 2.5 upgraded bathrooms, offering comfort and functionality for the whole family. The formal living room boasts a soaring ceiling, filling the space with natural light and creating an inviting atmosphere. The heart of the home is the cozy family room with a wood-burning fireplace, which provides the perfect setting for relaxing evenings. Enjoy the versatility of both an eat-in kitchen and a formal dining room, ideal for everyday meals and special occasions. Convenient main floor laundry adds to the home's practicality. Step outside to a covered rear deck and south backyard with fire pit, perfect for year-round outdoor living and entertaining. Upgrades worth noting include: new shingles, siding, aluminum cladding, and garage door which are in the process of being installed, tiling with moisture resistant drywall in the two main baths, recently built deck, and an exterior glow light system that creates an enhanced exterior ambiance. This home truly has it all&mdash;comfort, space, style, and a fantastic location close to schools, parks, and amenities. Call your favorite agent, come have a look!