

**212 Sanderling Place NW**  
**Calgary, Alberta**

**MLS # A2229988**



**\$699,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** n/a

Open House: Sat, June 21 at 2-4 pm | **AFFORDABLE NEVER LOOKED SO GOOD!** Welcome to this beautifully renovated family home, with modern updates on both the main and upper levels. Bright, airy, and inviting, the spacious interior features soaring vaulted ceilings, luxury vinyl plank floors, custom blinds, and high-end fixtures throughout—creating a stylish yet family-friendly vibe. The contemporary kitchen and bathrooms blend sleek design with practical functionality, making this a truly move-in-ready home you'll love. With four generous bedrooms, there's plenty of space for family and guests. The finished lower level offers additional living space—although functional, it is in need of a future update. You can rest easy knowing that there is a newer furnace (9 yrs old), hot water tank (3 yrs old), and new garage door. Step outside to the quiet, treed backyard—your own private oasis for relaxing or entertaining. There is a wood deck, lower concrete patio, and a flexible outdoor space that can be reimagined with a lower deck or an extension of the green space. Located on a peaceful cul-de-sac just steps from the community's scenic pathway system, this home offers tranquility and easy access to nature and nearby amenities. An unbeatable price for a home this stylish and move-in ready! Come by the Open House or schedule a private showing with your Realtor today!