



THE
A-TEAM

**RE/MAX
FIRST**

23 SANDERLING Rise, Calgary T3K 3B1

MLS®#: **A2117553**

Area: **Sandstone Valley**

Listing Date: **03/28/24**

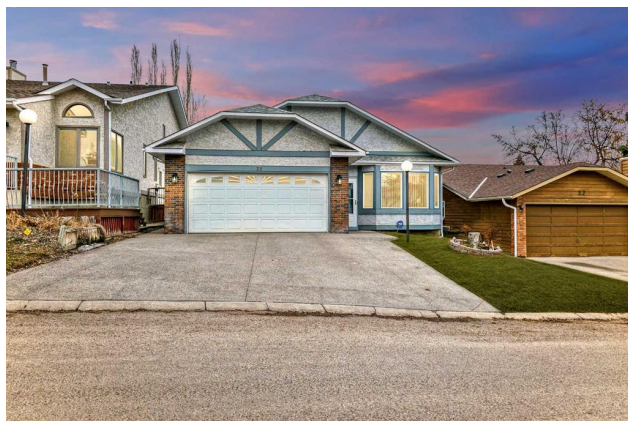
List Price: **\$799,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**
Lot Information
Lot Sz Ar: **4,650 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**
Low Sqft:
Ttl Sqft: **1,287**

DOM

52

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Landscaped**
Park Feat: **Additional Parking,Aggregate,Alley Access,Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Brick,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer**
Int Feat: **Bar,Built-in Features,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	12`1" x 14`1"	Dining Room	Main	10`0" x 10`0"
Living Room	Main	17`0" x 14`1"	Bedroom - Primary	Upper	15`0" x 11`1"
Bedroom	Upper	8`1" x 10`1"	Bedroom	Upper	11`1" x 9`1"
3pc Bathroom	Upper	4`1" x 7`1"	3pc Ensuite bath	Upper	5`0" x 7`1"
Family Room	Lower	13`1" x 16`1"	Bedroom	Lower	7`1" x 9`1"
Laundry	Lower	7`1" x 9`0"	3pc Bathroom	Lower	10`0" x 7`1"
Storage	Basement	3`1" x 5`0"	Game Room	Basement	7`1" x 13`1"

Exercise Room	Basement	9`1" x 17`1"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	8311050	Zoning: R-C1	Remarks
Pub Rmks:	Ever dreamed of living in the "inner city", with everything at your fingers, close to a massive park, great shopping and live in a renovated 4 level split on a large lot boasting an ATTACHED double car garage? WELCOME HOME. The heart of the home, the kitchen, is sure to please, with it's shaker style cabinetry, quartz countertops with massive single bowl sink, french style stainless steel fridge, easy-to-clean glass topped stove, and with the wall REMOVED between kitchen and living room, you can let the party flow from your amazing kitchen, into the living room. The living room, like the rest of home has been tastefully decorated, but this shines even thanks to the vaulted ceiling. The master retreat boasts it's private oasis with custom tile shower w/ full height rolling glass doors, and his / her closets. Two kid bedrooms and another renovated full bathroom complete the upper level. Just a few steps down from the main level, is the 3rd level, featuring the family room, complete with feature wall (built in shelving, cabinets), bar area (sink, fridge), the FOURTH bedroom, laundry room, and another bathroom, all boasting LARGE windows. The lower level boasts the rec room (currently gym), an office, and the utility room. The mechanicals have been upgraded to ensure your comfort, low utility bills, and safety, with a new furnace, new hot water tank, central air conditioning, water softner, and replaced electric panel. The floor coverings are all luxury vinyl plank. The backyard is large (44 feet wide and entire lot is 4650 sq ft.), with a new composite deck, fire pit & allows for tons of additional entertainment space & RV parking . Amazing convenient shopping, with Beddington Town Centre under a mile away (London Drugs, Co-Op, banks, gas & more), with Deerfoot City, Calgary newest shopping & entertainment experience only 3 miles away. The commute can't be beat with Centre Street, boasting the Express Transit direct to downtown a mere mile away; and rest easy that Deerfoot is only a few minutes. . If you want to escape to the great outdoors, Nosehill, Canada's 4th largest urban park, is under a mile away. Don't miss out on the chance to own this slice of paradise. Call your agent to book a viewing today.		
Inclusions: Property Listed By:	Gazebo/Pergola in the backyard MaxWell Experts Plus Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









