



THE
A-TEAM

**RE/MAX
FIRST**

140 SANDERLING Rise, Calgary T3K 3M7

MLS®#: **A2134366** Area: **Sandstone Valley** Listing Date: **05/22/24** List Price: **\$629,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **5,629 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,439**
 Low Sqft:
 Ttl Sqft: **1,439**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **See Remarks,Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 10`5"
Dining Room	Main	9`0" x 8`0"
Family Room	Main	9`0" x 8`0"
4pc Ensuite bath	Main	7`6" x 5`10"
Bedroom	Main	12`1" x 9`11"
Laundry	Main	5`3" x 3`0"

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`0"
Breakfast Nook	Main	10`0" x 8`5"
Bedroom - Primary	Main	12`1" x 11`7"
Bedroom	Main	11`0" x 8`10"
Foyer	Main	6`4" x 3`8"
4pc Bathroom	Main	7`6" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8610835

Zoning:
R-C1

Remarks

Pub Rmks: **Renovated with brand new appliances!!! This expansive bungalow is located in the welcoming Sandstone Valley community. Offering over 1,400 square feet of living space, the main level features three bedrooms and two full bathrooms, including a master bedroom with a private en-suite. The home's thoughtful layout makes it an ideal choice for its buyers. The basement, with over 1,300 square feet, is ready for your dream design. Foundation is preserved wood. The backyard is spacious, featuring a beautiful deck and a meticulously landscaped and maintained. Additionally, the property includes a two-car front-attached garage with direct access to the home, as well as driveway parking for two vehicles. Don't miss out on this incredible opportunity and value!**

Inclusions:
Property Listed By: **NONE**
Grassroots Realty Group

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











