



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 SANDRINGHAM Place, Calgary T3K3V8**

MLS®#: **A2156493** Area: **Sandstone Valley** Listing Date: **08/09/24** List Price: **\$789,000**  
 Status: **Pending** County: **Calgary** Change: **-\$11k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **6,802 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,788**  
 Low Sqft:  
 Ttl Sqft: **1,788**

DOM

**41**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Pie Shaped Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,Quartz Counters,Recessed Lighting,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`0"	Dining Room	Main	14`6" x 8`8"
Family Room	Main	11`6" x 14`11"	Foyer	Main	6`3" x 12`4"
Kitchen	Main	13`6" x 19`2"	Living Room	Main	17`9" x 16`1"
3pc Ensuite bath	Second	5`0" x 10`1"	4pc Bathroom	Second	5`0" x 7`9"
Bedroom	Second	13`1" x 10`0"	Bedroom	Second	8`11" x 9`9"
Bedroom - Primary	Second	12`5" x 13`1"	3pc Bathroom	Basement	5`11" x 9`11"
Bedroom	Basement	9`0" x 12`9"	Bedroom	Basement	15`8" x 12`7"

Game Room  
Furnace/Utility Room

Basement  
Basement

16`9" x 24`6"  
7`9" x 7`0"

Kitchenette

Basement

4`1" x 16`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9011709**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this beautiful home with meticulously renovated interiors, situated on a serene cul-de-sac in the NW Community of Sandstone Valley. With 5 bedrooms, 3.5 bathrooms, and over 2700 square feet of thoughtfully designed living space, this two-storey split-level home offers both comfort and style. As you enter, you'll be greeted by an expansive open-concept living and dining area featuring soaring vaulted ceilings. The modern kitchen boasts ample counter space, ThinQ Dishwasher and Gas Stove as well as generous cabinetry, perfect for any home chef. Step outside onto the patio and discover a sizeable, fully fenced backyard—ideal for a trampoline, swing set, hot tub, and gazebo. Conveniently, you can access the garage directly from the yard. A few steps down from the kitchen, you'll discover a sunlit family room with a remote-controlled fireplace, a ThinQ Washer and Dryer set, and a handy half bath. This level also provides direct access to the garage and leads to a fully finished basement, which includes two spacious bedrooms and a full bathroom. Further on, you'll find a charming extra living area with its own kitchenette. On the upper level, you'll find two additional bedrooms, a full bathroom, and a lavish master suite featuring its own ensuite bathroom. The home is elegantly finished with modern touches such as pot lights, luxury vinyl plank flooring, quartz countertops, light dimmer switches and chic wood accents. For an added touch of elegance, both the ensuite and the upstairs bathroom are fitted with stylish LED mirrors. This home is ready to welcome its new owners — Schedule your visit today! -- NEW Two-stage furnace with SMART thermostat -- NEW Power Vent Hot Water Tank -- NEW Windows and Interior Doors - - NEW Flooring and PEX Plumbing --- ROUGHIN FOR Central AC, Central Vac and Dishwasher for basement kitchenette ---- EASY ACCESS TO 14th Street NW, Country Hills Blvd, AND Beddington Trail ----- 7 MINUTE WALK TO The Nearest Bus stop ----- 8 MINUTE DRIVE TO The Hamptons Co-op, Beddington Square Safeway, T&T Supermarket, and Nosehill Park ----- 12 MINUTE DRIVE TO The Real Canadian Superstore and Costco ----- 15 MINUTE WALK TO The Simons Valley Elementary School - ---- 15 MINUTE DRIVE TO The Calgary International Airport, Downtown Calgary and the Calgary Zoo -----**

Inclusions:  
Property Listed By:

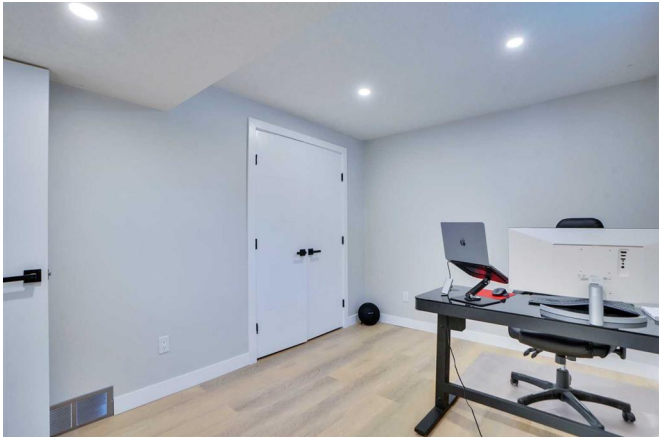
**Side by Side Refrigerator and Freezer, Washer and Dryer with pedestal storage drawers  
PREP Realty**

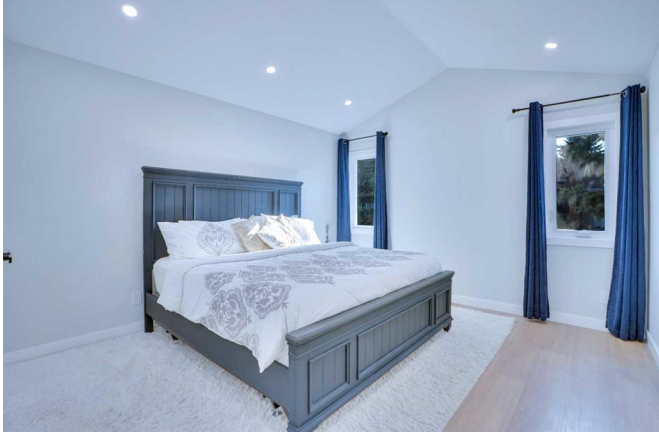
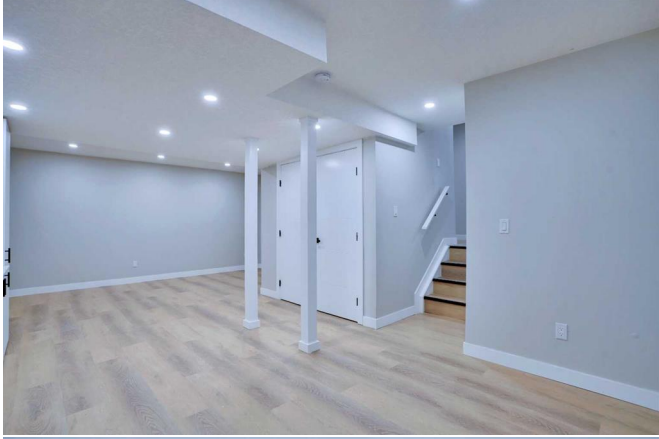
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















**123 Sandringham Pl NW, Calgary, AB**  
Main Building: Total Exterior Area Above Grade 1703.45 sq ft



**123 Sandringham Pl NW, Calgary, AB**

Main Floor: Exterior Area 1104.79 sq ft  
Interior Area 1025.62 sq ft  
Excluded Area 416.94 sq ft



**123 Sandringham Pl NW, Calgary, AB**

Upper Floor: Exterior Area 633.61 sq ft  
Interior Area 617.27 sq ft



**123 Sandringham Pl NW, Calgary, AB**

Basement (Below Grade): Exterior Area 968.11 sq ft  
Interior Area 919.44 sq ft

