



THE
A-TEAM

**RE/MAX
FIRST**

160 SANDRINGHAM Close, Calgary T3K 3W9

MLS®#: **A2158168** Area: **Sandstone Valley** Listing Date: **08/16/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,231 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,953**
 Low Sqft:
 Ttl Sqft: **1,953**

DOM

96
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Double Vanity,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`8" x 9`10"	Living Room	Main	14`10" x 11`11"
Dining Room	Main	13`1" x 10`7"	Kitchen	Main	12`5" x 10`1"
Breakfast Nook	Main	11`2" x 10`11"	Family Room	Main	14`6" x 11`11"
2pc Bathroom	Main	4`11" x 5`3"	Bedroom	Upper	9`8" x 10`6"
Bedroom	Upper	9`3" x 8`11"	Bedroom	Upper	9`3" x 8`11"
5pc Bathroom	Upper	14`4" x 7`11"	Bedroom - Primary	Upper	14`3" x 12`1"
4pc Ensuite bath	Upper	11`2" x 9`9"	Laundry	Upper	3`0" x 6`7"

Bedroom **Basement** **8`10" x 9`10"** Legal/Tax/Financial

Title: Zoning: **R-C1**
Fee Simple
Legal Desc: **9010105**

Remarks

Pub Rmks: *** OPEN HOUSE. Sunday August 25, 1:30-4pm * Welcome to this well kept single family home in prestige Sandstone. It features updates windows and door, hardwood flooring, quartz counter top and under mount sink, stainless steel appliances, and updated bathrooms. Upper floor has 4 good size bedrooms, large ensuite with stand alone bathtub, floating vanity, and tiled shower, also double vanity sinks in the main bathroom. Main floor with large living room with bay window, formal dining room, spacious kitchen and breakfast nook, and large family room with built in cabinets and fireplace. Basement is almost finished with extra bedroom, office / den, and large recreation area. It has double attached garage, huge deck, and full fenced. It closes school, playground, public transit, park, and easy access to major roads. ** 160 Sandringham Close NW ****

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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













