



THE
A-TEAM

**RE/MAX
FIRST**

11 SANDRINGHAM Close, Calgary T2K 5L5

MLS®#: **A2162340** Area: **Sandstone Valley** Listing Date: **09/06/24** List Price: **\$689,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1990** Abv Sqft: **1,326**
Lot Information Low Sqft:
Lot Sz Ar: **4,682 sqft** Ttl Sqft: **1,326**
Lot Shape:

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 13`5"
Breakfast Nook	Main	11`4" x 10`3"
Bedroom	Main	9`9" x 9`3"
4pc Bathroom	Main	7`3" x 4`11"
Walk-In Closet	Basement	4`2" x 3`10"
Storage	Basement	9`1" x 8`7"
Kitchen	Main	11`4" x 9`0"

Room	Level	Dimensions
Dining Room	Main	13`6" x 9`4"
Bedroom - Primary	Main	13`9" x 12`7"
Foyer	Main	6`3" x 5`10"
Family Room	Basement	19`2" x 13`1"
Other	Basement	18`8" x 10`1"
2pc Bathroom	Basement	8`6" x 5`6"
3pc Ensuite bath	Main	10`10" x 3`0"

Bedroom
Flex Space
Pantry
Furnace/Utility Room

Main
Basement
Basement
Basement

11`5" x 9`3"
13`8" x 8`5"
4`3" x 4`2"
7`7" x 7`4"

Sunroom/Solarium
Walk-In Closet
Laundry

Main
Basement
Basement

15`9" x 11`9"
4`2" x 3`10"
20`1" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9010105

Zoning:
R-C1

Remarks

Pub Rmks:

Charming 3 bedroom bi-level home in Calgary's quiet community of Sandstone Valley. Enjoy the quiet, family-friendly atmosphere while being conveniently close to multiple amenities. Upon entry, you are met with a bright and open floor plan with light coming in from the large windows in the living room. The living room opens up to a formal dining area adorned with a gorgeous chandelier. The kitchen comes equipped with granite countertops and ample cabinet space. A dining nook across from the kitchen provides direct access to a rare, large sunroom with access to the deck and backyard. The large primary bedroom is equipped with a large closet and a 3 piece ensuite. A good sized second bedroom and a 4 piece main bathroom completes the main floor. Downstairs, the fully finished basement is adorned with a stone faced gas fireplace and a large wet bar. The basement boasts ample storage space, a laundry room with a sink, and an updated mechanical room with a high efficiency furnace and a sump pump. A third bedroom and a 2 piece bathroom complete the basement. The west facing backyard is full of sun and provides ample space to entertain friends and family. The double attached garage provides additional space for storage. This home has been well taken care of over the years and is perfect for the retired couple or empty nesters. Must see to appreciate value!

Inclusions:
Property Listed By:

Refrigerator, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door opener with control(s), Hoodfan, Stove, Basement Refrigerator
Greater Property Group

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







