



THE
A-TEAM

**RE/MAX
FIRST**

3 SANDRINGHAM Way, Calgary T3K3V4

MLS®#: **A2164304** Area: **Sandstone Valley** Listing Date: **09/12/24** List Price: **\$700,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,564 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,751**
 Low Sqft:
 Ttl Sqft: **1,751**

DOM

7
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Lawn,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Refrigerator,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 3`8"	Bonus Room	Main	10`3" x 14`0"
Dining Room	Main	9`6" x 10`11"	Bedroom	Main	9`3" x 10`2"
Kitchen	Main	10`8" x 14`1"	Breakfast Nook	Main	6`3" x 10`4"
Pantry	Main	3`9" x 3`3"	Living Room	Main	17`9" x 13`4"
2pc Bathroom	Main	5`1" x 6`4"	Laundry	Main	5`2" x 6`4"
Bedroom	Second	11`8" x 10`1"	Bedroom	Second	11`8" x 9`9"
Bedroom - Primary	Second	13`3" x 10`8"	4pc Bathroom	Second	4`11" x 7`4"

Walk-In Closet
Family Room
Walk-In Closet
Furnace/Utility Room

Second
Lower
Lower
Lower

3`5" x 6`7"
13`5" x 23`5"
6`9" x 4`4"
28`10" x 8`0"

3pc Ensuite bath
Bedroom
2pc Bathroom

Second
Lower
Lower

6`1" x 7`4"
17`6" x 16`11"
6`0" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8911438

Remarks

Pub Rmks:

Welcome to 3 Sandringham Way NW, nestled in the quiet, highly sought-after neighborhood of Sandstone Valley. This meticulously maintained two-story home features 5 bedrooms and offers over 2,400 square feet of beautifully designed living space. The home is situated on a spacious corner lot with mature trees. Upon entering, you are greeted by a bright and open living room with soaring ceilings and large windows fitted with brand-new zebra blinds. Gleaming cherry hardwood floors flow throughout the main level, adding warmth and elegance. Adjacent to the living room is a versatile bedroom that can double as a home office, and a semi-formal dining area perfect for entertaining. The open-concept kitchen is equipped with a new fridge, dishwasher, and microwave (2024), quartz countertops, pantry, and a breakfast bar. The cozy breakfast nook opens to a large outdoor living space, ideal for morning coffee or hosting gatherings. The family room is anchored by a gas fireplace and custom built-ins, offering a welcoming retreat. A two-piece bathroom and a laundry room with a new washing machine (2024) complete the main floor. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a walk-in closet and a 3-piece ensuite featuring an upgraded shower and floor tiles. A second 4-piece bathroom serves the additional bedrooms. The fully finished basement expands the living space, featuring a rec room with built-in speakers, projector and a massive 4'x7' professionally installed projector screen—perfect for movie nights or watching sports. An additional spacious bedroom (17' x 16') with a walk-in closet offers ideal guest accommodations. The basement also includes a 2-piece bathroom and a utility room. Outside, enjoy your private, landscaped, fenced backyard with plenty of room for the entire family, including pets. The large deck is perfect for outdoor entertaining, and the apple trees add a charming touch to the space. Additional highlights include air conditioning, a water softener, a new toilet in the upstairs main bathroom, both upstairs bathrooms will have the counters resurfaced, a heated garage, newer windows on the main and second floors, and an upgraded rubber coating on the front walkway. Located just a short distance from downtown, this home is within walking distance to Simons Valley School, Nose Hill Park, dog parks, and playgrounds. It's also a quick commute to SAIT, U of C, the Alberta Children's Hospital, Foothills Medical Centre, Tom Baker Cancer Centre, and the future Arthur Child Cancer Centre. Don't miss out—schedule your showing today and make this beautiful house your dream home!

Inclusions:
Property Listed By:

2 mirror in front living room, projector, projector screen, in ceiling speakers
Renzo Real Estate Inc.

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









