

416 SANDRINGHAM Place, Calgary T3K3Y6

MLS®#: A2181312 **Sandstone Valley** Listing 12/04/24 List Price: **\$730,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

Year Built: 1991 **Lot Information**

Lot Shape:

City/Town: Calgary

Lot Sz Ar: 5,005 sqft

Access:

Cul-De-Sac, Pie Shaped Lot Lot Feat: Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft:

1,467

1,467

Ttl Park: 2 Garage Sz: 2

6 (3 3)

3.0 (3 0)

Bungalow

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

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Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Balcony, Private Yard**

Brick, Wood Siding

Flooring:

Carpet, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave, Refrigerator, Stove(s), Washer/Dryer

Kitchen Island, No Animal Home, No Smoking Home Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 11`0"	Dining Room	Main	9`11" x 9`7"
Kitchen With Eating Area	Main	13`1" x 9`6"	Family Room	Main	13`2" x 12`6"
Bedroom - Primary	Main	15`7" x 11`3"	Bedroom	Main	11`1" x 10`0"
Bedroom	Main	11`0" x 9`11"	4pc Bathroom	Main	7`7" x 4`11"
3pc Ensuite bath	Main	9`6" x 6`0"	Walk-In Closet	Main	5`7" x 4`11"
Foyer	Main	11`6" x 4`11"	Family Room	Lower	16`2" x 13`5"
Kitchen With Eating Area	Lower	10`5" x 8`3"	4pc Bathroom	Lower	9`5" x 4`11"

 Bedroom
 Lower
 13`7" x 9`9"
 Bedroom
 Lower
 12`8" x 10`10"

 Bedroom
 Lower
 11`7" x 7`5"
 Other
 Lower
 8`3" x 6`10"

Title: Zoning: Fee Simple R-CG

Legal Desc: **9011709**

Remarks

Pub Rmks: This is a spacious 1450 sq ft bungalow in excellent condition. New kitchen with granite countertops and stainless steel appliances. Separate living and dining

rooms. Hardwood floors. Main floor family room with door to balcony. 3 bedrooms. 3 full bathrooms. 2 gas fireplaces. Fully developed walkout basement with a large 2 bedroom illegal suite. The walkout leads to a private deck. Double front drive garage. Please note next to the house there is a walkthrough to the sound wall that

allows direct access to 14 St bus route and shopping centre.

Inclusions: n/

Property Listed By: RE/MAX Real Estate (Central)

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











