



THE
A-TEAM

**RE/MAX
FIRST**

416 SANDRINGHAM Place, Calgary T3K3Y6

MLS®#: **A2181312**

Area: **Sandstone Valley**

Listing Date: **12/04/24**

List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **-\$31k, 11-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **1,467**
Low Sqft:
Ttl Sqft: **1,467**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

DOM

49
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Access:

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Private Yard**

Construction: **Brick, Wood Siding**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11' 11" x 11' 0"
Kitchen With Eating Area	Main	13' 1" x 9' 6"
Bedroom - Primary	Main	15' 7" x 11' 3"
Bedroom	Main	11' 0" x 9' 11"
3pc Ensuite bath	Main	9' 6" x 6' 0"
Foyer	Main	11' 6" x 4' 11"
Kitchen With Eating Area	Lower	10' 5" x 8' 3"

Room	Level	Dimensions
Dining Room	Main	9' 11" x 9' 7"
Family Room	Main	13' 2" x 12' 6"
Bedroom	Main	11' 1" x 10' 0"
4pc Bathroom	Main	7' 7" x 4' 11"
Walk-In Closet	Main	5' 7" x 4' 11"
Family Room	Lower	16' 2" x 13' 5"
4pc Bathroom	Lower	9' 5" x 4' 11"

Bedroom
Bedroom

Lower
Lower

13`7" x 9`9"
11`7" x 7`5"

Bedroom
Other
Legal/Tax/Financial

Lower
Lower

12`8" x 10`10"
8`3" x 6`10"

Title:
Fee Simple
Legal Desc:

9011709

Zoning:
R-CG

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

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







