



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 SANDERLING Rise, Calgary T3K 3A9**

MLS® #: **A2188931**      Area: **Sandstone Valley**      Listing Date: **01/21/25**      List Price: **\$698,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1985**  
Lot Information  
 Lot Sz Ar: **7,405 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,816**  
 Low Sqft:  
 Ttl Sqft: **1,816**

DOM

**1**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Level,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

Construction: **Brick,Cedar,Concrete,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Recessed Lighting,Storage,Track Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`8" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>6`11" x 4`11"</b>
<b>Family Room</b>	<b>Third</b>	<b>18`8" x 15`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>22`0" x 11`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`8" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`9" x 13`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 9`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>13`11" x 13`11"</b>
<b>Laundry</b>	<b>Third</b>	<b>6`11" x 5`3"</b>

Title:  
**Fee Simple**  
Legal Desc:

**8311050**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SATURDAY, JANUARY 25th from 1-3pm\*\*\* Great Location, Close to SCHOOLS, PARKS, TRANSIT! BACKING AND SIDING ONTO PATHS, FULLY TREED WITH GREAT PRIVACY, FIREPIT AND MORE, what an INCREDIBLE YARD for this 4-bedroom 4 Level Split that checks off all the boxes! With over 2,300 sqft of Developed Living Space, this home is very well priced and offers loads of potential! Very bright and open, this home is Southeast backing and get sunlight most of the day! Great division of space, the Double Front garage and front foyer lead into the Living and Dining Rooms, then the cute kitchen welcomes you with Stainless Steel appliances, an Island and a Breakfast Nook near the back window - did I already say cute? Access to the deck and yard, great for summer BBQs and to let the kids/pets out to play! Head up to three Bedrooms, the Primary has a 3-piece Ensuite with oversized Shower and a newer vanity, Walk-in Closet. Lower WALKOUT LEVEL offers a great Family Room with a wood burning Fireplace that creates such a nice ambience and looks out to the beautiful yard with lower patio. Laundry and a Bedroom / Office on this level. The Fourth Level offers enough space for a Gym and a Guest Retreat, if desired, or just a Playroom for the kids!! Loads of extra storage in the crawl space! Very Spacious home, very spacious yard, great price!!**

Inclusions: **Storage Shed, Basement Fridge "as-is", Scooter for Crawlspace. Kitchen Island,**

Property Listed By: **RE/MAX Realty Professionals**

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









