



THE
A-TEAM

**RE/MAX
FIRST**

33 SANDRINGHAM Road, Calgary T3K 3V4

MLS® #: **A2201014** Area: **Sandstone Valley** Listing Date: **03/20/25** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,685**
 Low Sqft:
 Ttl Sqft: **1,685**

DOM

35
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,Cul-De-Sac,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 9`6"
Living Room	Main	13`11" x 11`11"
Game Room	Basement	25`11" x 9`11"
Furnace/Utility Room	Basement	14`2" x 9`4"
Balcony	Main	10`11" x 4`6"
Bedroom	Second	9`10" x 8`11"

Room	Level	Dimensions
Dining Room	Main	10`2" x 9`6"
Family Room	Lower	16`11" x 12`11"
Laundry	Lower	4`11" x 3`5"
Balcony	Lower	15`4" x 11`10"
Bedroom - Primary	Second	13`2" x 10`11"
Bedroom	Second	9`10" x 9`8"

Bedroom
4pc Ensuite bath

Second
Second

11`1" x 10`5"
7`8" x 7`11"

2pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Second

6`5" x 6`2"
7`11" x 9`0"

Title:
Fee Simple
Legal Desc:

8911438

Zoning:
R-CG

Remarks

Pub Rmks:

Fantastic, renovated family home in an established Community of Sandstone Valley. This 4-level split offers you exactly what you have been hoping for, with over 2200sqft of developed space, with total of 4 bedrooms, and a SOUTH FACING BACK YARD. This property has had over \$80,000 in recent upgrades that includes, new roof, new garage door, newer furnace, Newer hot water tank, all new triple pain windows, and doors, All newly renovated upgraded bathrooms, new casing, and baseboards, and new flooring. This gorgeous kitchen is a dream with chocolate cabinets, granite counter tops, massive center island, and stainless-steel appliances. Hardwood floors throughout the main floor, just move in relax and enjoy. The living and dining room features all new light fixtures, 14 ft vaulted, ceilings, with skylight, with sliding doors to amazing balcony, just a great space to entertain and serve family dinners in style. The WALK-OUT family room just steps away allows you to keep kids close by as you prepare meals. The wood-burning fireplaces is perfect for cozy nights in, convenient mud room -laundry room with adequate of storage space. Upstairs features a generous master bedroom with fully renovated en-suite bathroom with tile flooring. The south facing secondary bedrooms are sunny with large windows and ample space. Additional 4pc bath between 2 good sized bedrooms completes the second level. The lower level is fully finished, with additional bedroom, rec room, with tons of storage space and convenient 2pc bath. Amazing private south facing backyard has a large new deck with glass insert with additional new concrete pad, for your family to enjoy those BBQ nights. The attached double garage completes everything on your wish list!! Come take a look at this amazing home in a wonderful NW neighborhood surrounded by Parks, Schools, and all amenities.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









