

\$725,000 - 12 Sanderling Rise Nw, Calgary

MLS® #A2110461

\$725,000

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Residential on 0.20 Acres

Sandstone Valley, Calgary, Alberta

Beautiful WALK-OUT BUNGALOW located on a quiet street in the mature and developed neighbourhood of Sandstone Valley. This wonderful home is situated on a 8525 SF PIE LOT and backs onto a scenic pathway system. The yard is absolutely STUNNING with incredible landscaping, gardens, trees surrounding the perimeter, and a gorgeous pergola leading down to the pathway behind. This private yard is so picturesque and yet incredibly practical. There is so much space in the summer to enjoy backyard BBQs on the large stone patio; lush green grass for kids to play; or enjoy the views with your favourite drink on your upper deck. There is even an 8x8 crushed gravel pad ready for your new hot tub - all the electrical has been upgraded and is ready to go! Step inside this wonderful, spacious bungalow and you will feel the warmth and comfort of a well-cared-for family home. The kitchen has been renovated with solid cherry cabinetry, and quartz countertops, adding a contemporary and elegant touch. The main floor is open, bright and spacious with loads of natural sunlight spilling in! There are 3 large bedrooms on the main floor, including a primary bedroom with an updated 4-piece ensuite. One of the most unique features of this home is 2 separate staircases leading to the basement! This makes it so easy to access the lower level from either side of the house and offers many conveniences! Downstairs you will find a bright and welcoming family



room, complete with a cozy gas fireplace and built-in storage. There is also a 4th bedroom/home office as well as an additional family room, which could be used as a private guest suite! There have been so many updates to this home over the years, that you will love and appreciate:Â ALL NEW VINYL PELLA WINDOWS, CENTRAL A/C, NEW FURNACE (2021), NEWER STOVE & DISHWASHER (2023), NEWER FENCING & PERGOLA, UPDATED ELECTRICAL FOR HOT TUB & A/C (2020), NEW ALUMINUM SOFFIT & FACIA ADDED (2016), STONE PATIO SURROUNDING HOT TUB PAD (2022), RENOVATED BATHROOMS (2019), NEWER CARPET IN BEDROOMS, NEWER GAS FIREPLACE (2013), ROUGHED-IN CENTRAL VAC, AND NO POLY-B PLUMBING IN THE HOME! This is an incredible and unique property that you will not want miss out on, book your showing today!

Built in 1985

Essential Information

MLS® #	A2110461
Price	\$725,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,582
Acres	0.20
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12 Sanderling Rise Nw
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Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3B1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 13th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

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