

\$599,900 - 9731 Sanderling Way Nw, Calgary

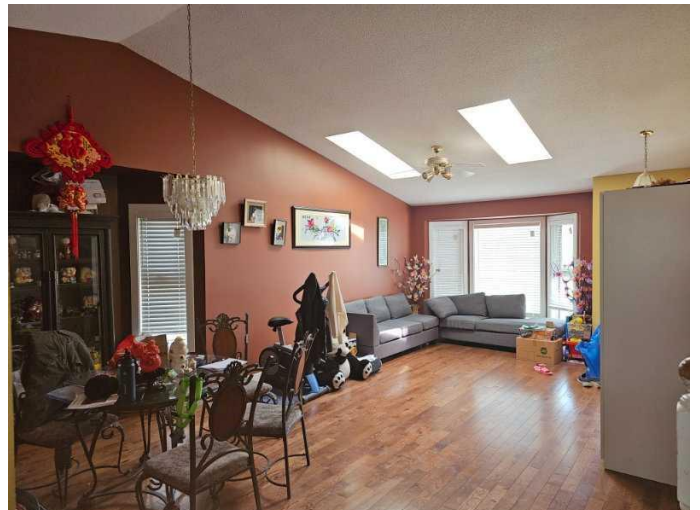
MLS® #A2139946

\$599,900

4 Bedroom, 3.00 Bathroom, 1,618 sqft
Residential on 0.14 Acres

Sandstone Valley, Calgary, Alberta

\$50,000 PRICE REDUCTION, PRICED TO SELL!! | PERFECT FOR INVESTORS, FLIPPERS & HANDY HOMEBUYERS | OVER 2,560 SQ. FT OF FINISHED SPACE | MASSIVE PIE-SHAPED LOT | SUNNY WEST-FACING YARD | HEATED DOUBLE ATTACHED GARAGE | CENTRAL AIR CONDITIONING | VAULTED CEILINGS | 2 SKYLIGHTS | 4 TOTAL BEDROOMS + A DEN | UPDATED 5-PIECE BATHROOM | SEPARATE LAUNDRY AREAS | ILLEGALLY SUITED BASEMENT | OUTSTANDING LOCATION WALK TO SCHOOLS, NOSE CREEK PARK, TRANSIT, SHOPS, OFF-LEASH AND MORE! Calling all investors, flippers and handy home buyers! This spacious home with over 2,560 sq. ft. of developed space is situated on a massive pie-shaped lot with a sunny west-facing backyard. Within walking distance to schools, West Nose Creek Park, numerous transit options, an off-leash park and extensive amenities. Ready to be restored to its former glory with many updates over the years including central air conditioning, granite countertops and the addition of an illegal basement suite. Great curb appeal with a quaint front patio, a heated double attached garage and brick detailing. Hardwood floors, grand vaulted ceilings and 2 skylights in the living and dining rooms create a bright and airy entertainment space. The kitchen was previously upgraded with stainless steel appliances, granite countertops, antique white



cabinets and a bayed breakfast nook overlooking the amazing backyard. Adjacent to the sunken family room invites relaxation in front of the fireplace flanked by built-ins. A handy powder room with an incorporated laundry area is also conveniently on this level. 3 large bedrooms are on the upper level along with an updated 5-piece bathroom boasting dual sinks and cheater access from the primary bedroom. Private from the upper levels with separate laundry is the illegally suited basement perfect for extended family members or income potential. This level is equipped with a full kitchen, a large rec room with a fireplace, a den, 1 bedroom and a 3-piece bathroom. The pie-shaped lot allows for a ginormous backyard with an expansive deck enticing casual barbeques and time spent unwinding soaking up the sunny west exposure. A built-in firepit encourages endless summer nights under the stars while loads of grassy yard still remains for the kids and pets to play. Phenomenally located close to everything and just a 5 minute drive to Country Hills Golf Club and 20 to downtown. Don't miss out on this incredible opportunity!

Built in 1988

Essential Information

MLS® #	A2139946
Price	\$599,900
Sold Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.14
Year Built	1988
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9731 Sanderling Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3R7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Lawn, Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	June 30th, 2024

Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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