

\$688,500 - 3 Sandringham Way Nw, Calgary

MLS® #A2164304

\$688,500

5 Bedroom, 4.00 Bathroom, 1,751 sqft
Residential on 0.13 Acres

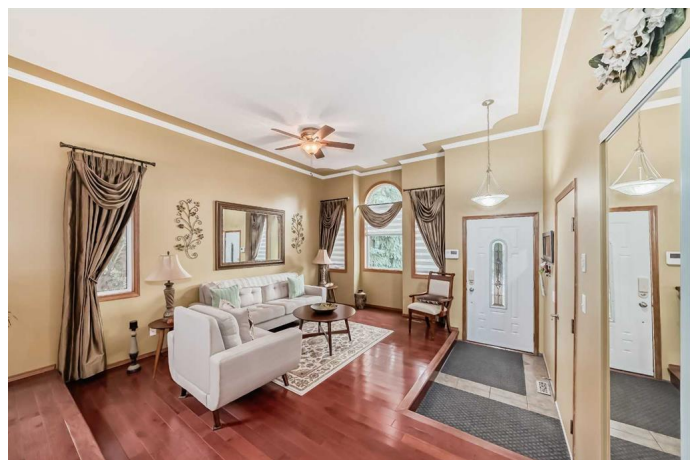
Sandstone Valley, Calgary, Alberta

POLY-B has been removed. Welcome to 3 Sandringham Way NW, nestled in the quiet, highly sought-after neighborhood of Sandstone Valley. This move-in-ready, meticulously maintained two-story home features 5 bedrooms and offers over 2,400 square feet of beautifully designed living space. The house is situated on a spacious corner lot with mature trees.

Upon entering, you are greeted by a bright and open living room with soaring ceilings and large windows fitted with brand-new zebra blinds. Gleaming cherry hardwood floors flow throughout the main level, adding warmth and elegance. Adjacent to the living room is a versatile bedroom that can double as a home office, and a semi-formal dining area perfect for entertaining.

The open-concept kitchen is equipped with a new fridge, dishwasher, and microwave (2024), quartz countertops, pantry, and a breakfast bar. The cozy breakfast nook opens to a large outdoor living space, ideal for morning coffee or hosting gatherings. The family room is anchored by a gas fireplace and custom built-ins, offering a welcoming retreat. A two-piece bathroom and a laundry room with a new washing machine (2024) complete the main floor.

Upstairs, you'll find three generously sized bedrooms, including the primary suite with a



walk-in closet and a 3-piece ensuite featuring an upgraded shower and floor tiles. A second 4-piece bathroom serves the additional bedrooms.

The fully finished basement expands the living space, featuring a rec room with built-in speakers, projector and a massive 4'x7' professionally installed projector screen—perfect for movie nights or watching sports. An additional spacious bedroom (17' x 16') with a walk-in closet offers ideal guest accommodations. The basement also includes a 2-piece bathroom and a utility room.

Outside, enjoy your private, landscaped, fenced backyard with plenty of room for the entire family, including pets. The large deck is perfect for outdoor entertaining, and the apple trees add a charming touch to the space.

Additional highlights include AC, a water softener, a new toilet in the upstairs main bathroom, new countertops and faucets in both upstairs bathrooms, a heated garage, newer windows on the main and second floors, and an upgraded rubber coating on the front walkway. A NEW ROOF will be installed.

Located just a short distance from downtown, this home is within walking distance to Simons Valley School, Nose Hill Park, dog parks, and playgrounds. It's also a quick commute to SAIT, U of C, the Alberta Children's Hospital, Foothills Medical Centre, Tom Baker Cancer Centre, and the future Arthur Child Cancer Centre.

Don't miss out—schedule your showing today and make this beautiful house your dream home!

Built in 1989

Essential Information

MLS® #	A2164304
Price	\$688,500
Sold Price	\$670,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,751
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3 Sandringham Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Wired for Sound, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	November 14th, 2024
Days on Market	63
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
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