\$655,000 - 74 Sandringham Way Nw, Calgary

MLS® #A2219164

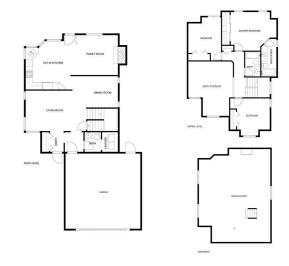
\$655,000

3 Bedroom, 3.00 Bathroom, 1,775 sqft Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

NO POLY-B PIPING, IT HAS ALL BEEN REPLACED. Welcome to this beautifully maintained, gently lived-in family home in the heart of Sandstone Valley. Ideally located in the desirable Sandringham area, this one-of-a-kind property offers a unique floor plan, stunning architectural lines, and numerous recent upgradesâ€"ready for you to move in and enjoy. Just steps from walking paths and playgrounds, and a short walk to Nose Hill Park, this home is perfect for outdoor enthusiasts and dog owners. Both Catholic and Public elementary schools are within easy walking distance, with no major roads to crossâ€"an ideal setting for families. Inside, you'll find a spacious and thoughtful layout. The main floor separates the formal living and dining areas from the kitchen and cozy family roomâ€"perfect for both entertaining and everyday living. The soaring ceilings and expansive windows in the living room fill the space with natural light, while the inviting family room features a wood-burning fireplace for relaxing evenings. Additional main floor highlights include a convenient laundry room and half bath. Step outside to the peaceful south-facing backyard with a full-width, partially covered deck and fire pitâ€"ideal for year-round grilling, entertaining, or quiet moments under the stars. Upstairs, the large primary suite offers a beautifully upgraded 4-piece ensuite with a jetted tub. Two generously sized secondary bedroomsâ€"each able to accommodate queen-sized







bedsâ€"share another upgraded 4-piece bath. Along with the Poly B plumbing having been replaced, this home boasts a long list of further updates: new shingles, siding, aluminum cladding, vents, new garage door, newer hot water heater, new flooring and lighting throughout, upgraded tile with moisture-resistant drywall in both main baths, tiled kitchen floor, rebuilt deck, new west-side fence, some upgraded windows, and an exterior glow light system that adds to the home's curb appeal. All of this is situated on the sidewalk-free side of a quiet street, close to schools, parks, and all amenities. Don't miss your chance to own this exceptional homeâ€"call your favorite agent to book a showing today!

Built in 1990

Essential Information

MLS® # A2219164 Price \$655,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,775

Acres 0.11

Year Built 1990

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 74 Sandringham Way Nw

Subdivision Sandstone Valley

City Calgary

County Calgary
Province Alberta
Postal Code T3K 3V6

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage

Faces Front, Insulated

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, No Smoking Home, Granite Counters,

Jetted Tub, No Animal Home

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Family Room, Wood Burning

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot,

Interior Lot, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025

Days on Market 61

Zoning R-CG

Listing Details

Listing Office RE/MAX Rocky View Real Estate

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