

# \$674,888 - 74 Sandringham Way Nw, Calgary

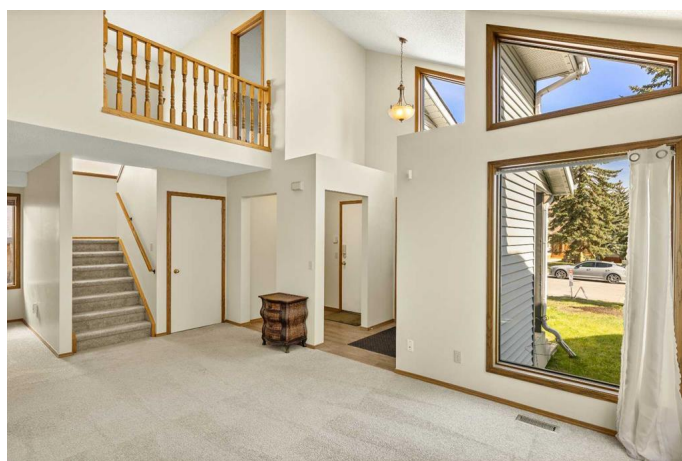
MLS® #A2219164

**\$674,888**

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

Sandstone Valley, Calgary, Alberta

Welcome to this one-of-a-kind, beautifully maintained, gently lived in family home with a unique floor plan and stunning architectural lines. Ideally situated in the Sandringham area of the much sought after community of Sandstone Valley this family home is steps away from walking paths and playground and a short walking distance to Nose Hill Park, perfect for outdoor enthusiasts and dog owners alike. Elementary Catholic and Public schools are only a short walk with no major road crossings. Recent upgrades will allow you to move in and start enjoying all this home has to offer. The spacious main floor layout is unique in that the living room and dining room are separate from the kitchen and family room ideally suited to executive style entertaining, special occasions, and everyday meals. The large living room boasts a soaring ceiling and an abundance of windows, filling the space with natural light and creating an inviting atmosphere. The heart of the home is the large, cozy family room with a wood-burning fireplace, which provides the perfect setting for relaxing evenings and weekends. Convenient main floor laundry and half bath add to the home's practicality. The backyard is peaceful with a full width, partially covered rear deck and south backyard with fire pit: perfect for year-round outdoor living, grilling, and entertaining. At the end of the day, retreat to the equally spacious second story's primary bedroom with its upgraded 4-piece ensuite with jetted tub. Another unique feature



of the design is that the bright and spacious second and third bedrooms can each comfortably fit a queen-sized bed. Each has easy access to the upgraded 4-piece main bathroom. New garage door, recent hot water heater, new flooring and lighting throughout, new tiling with moisture resistant drywall in the two main baths, new tiling in kitchen, recently built deck, new west side fence, some upgraded windows, and an exterior glow light system that creates an enhanced exterior ambiance are recent upgrades that set this property apart from ordinary! New shingles, vents and flashings just installed, and to be followed shortly by new siding and cladding, covered in list price, the exterior will be like a brand-new house! This home truly has it all—comfort, space, style, and a fantastic location on the side of the street with no sidewalk to clear, close to schools, parks, and amenities. Call your favorite agent, come have a look!

Built in 1990

### Essential Information

MLS® #	A2219164
Price	\$674,888
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, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	35
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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