



**111 Sanderling Rise NW  
Calgary, Alberta**

**MLS # A2299200**



**\$619,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, No Back Lane, Pie Shaped Lot, See R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** 2 TV Brackets, Shed, 2 White Leather Couches Main Floor LR, Blue Sectional Couch Basement FR, Large Screen Home Theatre Basement FR As Is, 2 Garage Remotes

This beautifully maintained home is set on a quiet, tree-lined street in the highly desirable community of Sandstone Valley. Offering four bedrooms, three full bathrooms, and a large finished double attached garage with private access to the lower level, it provides exceptional value for first-time buyers, families, and investors looking for a well-cared-for property in a mature, convenient neighbourhood. The main level features a bright open-concept layout finished in light contemporary colours and complemented by hardwood flooring throughout. The spacious kitchen offers ample white cabinetry, granite-topped island, counters and stainless steel appliances, opening onto a dining area surrounded by large windows that fill the space with natural light. The adjoining living room, complete with two white leather couches, creates a comfortable and inviting setting for everyday living. Three generously sized bedrooms complete this level, including a primary suite with a walk-in closet and a four-piece ensuite, along with an additional full bathroom. A privacy door at the main entrance leads to the fully finished lower level, providing excellent flexibility for extended family, guests, or potential development into an illegal suite with minor modifications. This warm and welcoming space features plush carpeting, large windows, and a spacious family room anchored by a wood-burning fireplace with log lighter, mantle, and tile surround. The included sectional couch, entertainment unit, and piano make the room feel complete and ready to enjoy. A fourth bedroom with a large window and closet, along with a Jack and Jill four-piece bathroom, adds to the functionality and comfort of the lower level. The west-facing backyard is a standout feature, offering abundant sunshine and plenty of room for children to play, gardening, or hosting summer gatherings with family and friends. It's a generous outdoor space

that enhances the home's overall appeal and livability. Located in one of Calgary's most established and family-friendly communities, this property provides easy access to schools, parks, playgrounds, pathways, shopping, and public transit, with quick connections to Stoney Trail and major routes. This is a wonderful opportunity to own a well-loved home in a fantastic location. Welcome home.