



**305 Sandringham Road NW
Calgary, Alberta**

MLS # A2308980



\$499,900

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: garage fridge, tv wall mount

Incredibly rare opportunity to own a 3 bed, 2.5 bath townhome with NO CONDO FEES! Ideally located in the desirable community of Sandstone Valley, this well-cared for home is tucked away on a quiet cul-de-sac, and backs to a green space. Enjoy the South-facing views of Nose Hill Park from every level or take a 5 minute walk to the park pathways. With over 1400 sq ft, this beautiful home shows pride of ownership and has had many updates over the years including quality engineered hardwood flooring on the main level, and plush carpet with upgraded underlay on the upper floor & basement. Step in to a fantastic kitchen with tile floor, white cabinetry, stainless steel appliances, an extended bar, mosaic tile backsplash, and a pantry with pull-out drawers. Plenty of counter space and storage plus the ceiling was raised for a more modern feel. The bright dining room has a sliding door to the upper balcony and plenty of space for a large dining table. Soaring vaulted ceiling over the living room and huge South-facing windows bring in so much natural sunlight! Cozy up to the gas fireplace on cold nights and enjoy the views of the green space & park. A private 2-pce bathroom completes the main floor. Upstairs, you'll find a vaulted ceiling in the spacious primary bedroom plus a big walk-in closet. The convenient 3-pce ensuite has a newer shower with glass doors. The large 2nd bedroom has a 4-pce ensuite with tub/shower combo and sizable closet. Downstairs, the fully finished walk-out basement offers a rec room with huge window, a 3rd bedroom that opens to the lower patio, and remaining laundry/storage room. Sip your morning coffee or bbq while enjoy the view on your raised balcony or entertain on your lower patio with space for a big patio set. Other updates include newer hardware throughout, some new light fixtures, & great quality blinds. The single

attached garage has room for storage plus an extended driveway for extra parking and plenty of visitor parking on the wide tree-lined street. The monthly HOA fee provides landscape & snow removal.