



**118 Sandpiper Way NW
Calgary, Alberta**

MLS # A2312104



\$649,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,488 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Shed, Patio Umbrella

Welcome home to this Sandstone Valley gem. The exterior has been FULLY UPDATED, starting with a NEW ROOF (2025), NEW EXTERIOR SIDING (2025), a NEW GARAGE DOOR (2024), all NEW WINDOWS (2016–2026), fresh NEW CONCRETE (2025), and a beautiful back DECK & PATIO (2025) to enjoy throughout all seasons. Upstairs, you'll find the large primary bedroom with a 3-piece ensuite bathroom, along with 2 more spacious bedrooms and another 3-piece bathroom. One level down, you'll step into the bright living area with VAULTED CEILINGS and large, sun-soaked windows. On the main floor, you have the front entrance, powder room, laundry room, dining room, kitchen, and breakfast nook. Just steps down from the main level, the cozy den features a WOOD-BURNING FIREPLACE — a perfect space for an OFFICE or second living area. The basement includes a WET BAR with a mini fridge, a NEW EGRESS WINDOW, and a crawl space with ample STORAGE. This home comes with a HIGH-EFFICIENCY LENNOX FURNACE (2019), a brand NEW HOT WATER TANK (2026), WATER SOFTENER, and NEW CENTRAL AIR CONDITIONING (2026). Sandstone Valley offers amazing WALKING & BIKING PATHS just minutes from Nose Hill Park. There are two elementary SCHOOLS within walking distance of the home: Simons Valley School and Monsignor Neville Anderson School (both are a 2-minute drive or an 8-minute walk). All the AMENITIES you need are within a 5-minute drive — GROCERIES, FUEL, RESTAURANTS, DOCTORS, DENTISTS, GYMS & more. The Costco Wholesale in Sherwood and the large shopping plaza are only a 10-minute drive, Country Hills Golf Club is just 5 minutes away, and you can get DOWNTOWN in only 15 minutes! This family home has been cherished and lovingly maintained, and is

ready for its next chapter of beautiful memories.