



345 Sandringham Court NW
Calgary, Alberta

MLS # A2314042



\$649,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,836 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Marble	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

****OPEN HOUSE Saturday, May 30 from 12-2**** Welcome Home! This gorgeous home on a sought after lot is available for the first time! This home must be seen to be appreciated. Updates include new carpet and paint, windows (2019), AC (2024), shingles (2010) Plumbing (2023) and siding (2024). Upon entering you are greeted by a formal layout offering a foyer and you enter into a formal sitting room and dining room space with beautifully vaulted ceilings and large windows. The kitchen and eating area are spacious with a door leading to the deck! Upstairs you will find three bedrooms one of which is the primary with an ensuite. On the third (lower level) you will find a beautifully appointed family room with a gas fire place as a focal point. The fourth level is fully finished into an additional recreational space for any family. Outside the yard is meticulously manicured with perennials in the flower beds, beautifully treed and backing on the the walking paths. Easy to commute to any where as Stoney and Deerfoot are right there! Call today for your private viewing!