



781 Sandringham Place NW
Calgary, Alberta

MLS # A2321661



\$519,000

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,295 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)		

Inclusions: N/A

Superbly located end-unit townhome in a quiet Sandstone pocket. Excellent location with quick access to Nose Hill Park and schools just around the corner. Benefiting from extra windows and no shared wall on one side, this home offers an abundance of natural light and the breathing room your family has been looking for. Very well suited for growing families, first-time buyers, or professionals needing dedicated home office space. This 3-bedroom, 3.5-bathroom home [including two full primary suites, both with ensuites] has been exceptionally well maintained and is completely move-in ready. Featuring fresh flooring and new paint throughout the main level, a grand living area with soaring vaulted ceilings and an open-to-below layout, and a fully finished lower level perfect for movie nights, homework, or a home gym. The mechanics are solid, boasting a newer hot water heater and a replaced waterline for total peace of mind. A beautifully updated, move-in-ready home in a neighbourhood that truly feels like a community.