



GRASSROOTS
REALTY GROUP

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88 Sandringham Close NW
Calgary, Alberta

MLS # A2329026



\$735,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, No Neigh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Granite Counters, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		

Inclusions: Front Door Keypad, 1 Mail Key, Storage Shed, Pergola

Open House Saturday July 18 & Sunday July 19, 12-2pm. Welcome to your dream home, nestled on a quiet street in the family-friendly community of Sandstone. With an oversized, southwest facing pie lot, this home offers a location unlike any other. Enjoy the ease of sending the kids out the back gate to ride bikes on the pathway system, walk to school without crossing one street and play on the fields until the sun begins to set. At 88 Sandringham Close NW, these simple moments become the backdrop to everyday life. Inside, light and volume define the space. Vaulted ceilings, expansive windows, real hardwood and peaceful natural surroundings create a bright, inviting space you will love coming home to. The thoughtfully designed main floor offers a formal living and dining room at the front of the home, creating an inviting space for entertaining. The beautifully renovated kitchen features granite countertops, new stainless-steel appliances, a window overlooking the sink and stunning designer lighting. A bright bay-window breakfast nook provides the perfect setting for morning coffee while taking in views of the backyard. Just off the kitchen, the spacious family room offers a warm and welcoming space with a charming wood-burning fireplace framed by a timeless brick surround. The layout flows seamlessly leading to the main floor powder room, laundry room along with an ideal circular connection through to the front of the home. Upstairs offers hardwood in the 3 well sized bedrooms. The kids's bedrooms and bathroom are thoughtfully set in their own wing. The primary bedroom overlooks the greenery out back and comes with a beautiful newly renovated ensuite bathroom and walk-in closet. The fully finished lower level is a place your family will love to gather with an expansive rec area with a gas fireplace, 2 additional bedrooms and a

full bathroom. Notable home features include air conditioning (2023), new hot water tank (2023), premium concrete tile roof, water softener and all poly-b removed. One of the most wonderful parts of this home is the backyard. With a solid stone patio with a pergola, raised garden boxes, storage shed and all of the room for the kids to run and play, this is a yard your family will cherish. From the gate in the back, there is a walking path leading to two K-6 schools, baseball diamonds, a soccer pitch, tennis and pickleball courts, an outdoor rink and playground. Sandstone is a family friendly community with mature trees, an extensive pathway system and in close proximity to Nose Hill Park. Its location is superb with easy access to major routes including Stoney Trail, Deerfoot Trail, 14th Street to downtown and nearby to shopping and the airport. This makes commuting around the city a breeze. Welcome home.