



GRASSROOTS
REALTY GROUP

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176 Sandpiper Circle NW
Calgary, Alberta

MLS # A2334916



\$625,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,433 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

*** OPEN HOUSE SUNDAY AUGUST 9TH: 2:00 PM - 4:00 PM *** Welcome home to this beautifully updated bi-level, offering over 2,407 square feet of meticulously maintained, fully developed living space. From the moment you arrive, the property commands attention with its striking curb appeal, showcasing lush, low-maintenance landscaping, mature gardens, and a charming front deck. Step inside to a grand, high-ceilinged foyer bathed in natural light that perfectly complements the warm hardwood flooring. The upper main level greets you with a bright, sun-drenched open-concept layout designed for effortless entertaining. The welcoming living room features a beautiful bay window, updated in 2023 and flows seamlessly into an elegant dining area. Nearby, the spacious kitchen boasts built-in appliances (5 years old), an abundance of cabinetry and counter space, a large walk-in pantry, and direct access to the rear deck via a brand-new patio door for seamless indoor-outdoor living. Retreat to the generous primary suite, a private oasis complete with a large walk-in closet and a spa-like ensuite featuring dual vanities and a deep soaker tub. A sizable second bedroom, also equipped with its own walk-in closet, and a pristine four-piece main bathroom complete this well-appointed upper level. The thoughtfully designed, fully finished lower level drastically extends your living space, offering an expansive recreation room highlighted by oversized windows and a cozy fireplace. This level also introduces a flexible living space, a guest bedroom with a walk-in closet, a newer full bathroom, extensive storage solutions, a dedicated laundry room, and a tankless hot water heater (3 years old). Step outside to discover your own private backyard paradise, boasting a highly coveted, sunny west-facing exposure that floods the space with warmth and afternoon light. A decorative paved

walkway guides you through meticulously landscaped paths to a serene patio anchored by a gorgeous pergola, offering an incredible setting for outdoor relaxation and sunsets. Outstanding exterior updates deliver peace of mind, including a new roof completed in 2025 alongside new vinyl siding on the rear and right side of the property. Parking and storage are effortless with a double front-attached garage, driveway space for two additional vehicles, and dedicated RV parking in the rear. Painted in a modern, neutral color palette, this turn-key property boasts an enviable location just steps away from the iconic trails of Nose Hill Park. You are also within easy walking distance of local schools, shopping, and transit, while remaining just a short drive from the airport. Don't miss the chance to own this immaculate, turn-key property—schedule your private viewing today!