



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

337 Sandringham Court NW
Calgary, Alberta

MLS # A2348368



\$800,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Garden, Gr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Pergola, Nest smoke/CO detectors, Nest doorbell camera and back door camera		

Welcome to this stunning WALK-OUT family home in Sandstone Valley located on a quiet cul-de-sac with excellent curb appeal! Situated on a large PIE-LOT backing on to greenspace and a playground with a network of walking/biking pathways, rarely do homes of this caliber come on the market! Owned for over 24 years by the same family, this home has been lovingly cared for with many MAJOR UPGRADES: furnace (2023), hot water tank (2017), water filtration system (2023), Vacuflo (2024), removal of poly-B (2018), roof, siding, gutters/downspouts (2025), and all TRIPLE PANE WINDOWS (except the dining room window - double pane - and the 2 original small windows in the basement). The professionally RENOVATED kitchen (2023) features modern stainless steel appliances including a built-in oven and microwave, updated backsplash, a modern sink and fixture, gorgeous quartz countertops and plenty of cabinets for all your storage needs. Added BONUS: A power surge protector was installed on the main panel to help protect all electrical outlets in case of power issues! The kitchen opens up to your cozy living room with a wood-burning fireplace (with a gas log lighter) and large windows - making entertaining friends and family a delight! The main level also has a formal dining area, a sitting area and a 2-pc bathroom. Your oversized 25' x 8' Duradeck balcony (with a retractable awning) is accessed right from the kitchen area and overlooks the beautiful backyard. Truly a dream backyard, it features mature trees, plants and shrubs, landscaping, a pergola and a fire-pit with multiple spaces to relax and unwind. Enjoy the privacy that comes with having NO NEIGHBOURS BEHIND. You'll love spending time here on those warm summer evenings! An oversized 3.5-ton central AIR-CONDITIONING unit (2024) keeps you cool when needed. Upstairs

there are 3 bedrooms. The primary bedroom has a spacious walk-in closet and a RENOVATED 5-pc ensuite with dual sinks, a floor-to-ceiling tiled walk-in shower and a soaker tub with a beautiful tile surround. Another RENOVATED 4-pc bathroom servicing the other 2 bedrooms is on this level. The fully finished WALK-OUT basement has a large open area which can be used as a movie room, games / recreation area or a home gym. 2 bedrooms and a RENOVATED 3-pc bathroom complete the lower level. A grandfathered-in gas-burning stove makes for a cozy and character-filled basement! This home is conveniently located close to schools for all ages, (Simons Valley (K-5) school, Valley Creek middle school and John G. Diefenbaker high school), multiple playgrounds and parks including Nose Hill park and the Sandstone off-leash dog park, T&T supermarket, grocery stores and the Country Hills golf club. Downtown Calgary is only a 20 minute drive away! Over \$150,000 has been invested into this home in UPGRADES in the last 5 years alone! Pride of ownership is evident throughout and this home is a must-see! Call to book your private showing today.