

**135 Sandringham Road NW  
Calgary, Alberta**

**MLS # A2166547**



**\$600,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,357 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings

Located on a quiet street in the sought-after community of Sandstone Valley in Calgary's NW, this spacious home is ready for your vision & is just steps away from pathways, greenspaces & parks. Enjoy the close proximity of Nose Hill Park! With easy access to major roadways & downtown Calgary, this an ideal location! The 23x20 attached garage provides ample space for parking & storage. Upstairs, you'll find 3 generously sized bedrooms, including the primary bedroom w/a full ensuite & large walk-in closet. The upper level also includes a 2nd full bathroom, a linen closet, & a versatile open area that could serve as an office or play space. The main floor has a dining area, a bright front living room & a cozy family room with a wood-burning fireplace. The kitchen & nook offers an additional eating area, plenty of cabinet & counter space, along w/a pantry. A main floor office/flex room, laundry area off the garage, & a convenient half bath round out the main level. Step outside onto a large deck that overlooks a substantial backyard—perfect for entertaining or relaxing. As a bonus, the corner lot provides additional parking.