

**3 Sanderling Hill NW**  
**Calgary, Alberta**

**MLS # A2180222**



**\$524,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Lawn, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** Laundry Tub

Charming 3 level split on a corner lot in Sandstone Valley, where every turn is a twist! This magnificent home features 3 bedrooms, 2 baths, an updated kitchen, and main bath, all dressed up in neutral colors. The living room boasts a vaulted ceiling that will have you reaching for the stars. And wait for it - the basement offers an illegal bachelor suite with a separate entrance for your mother inlaw! Keep your pride of ownership strong with the oversized double detached garage, fit for a king (or queen) of the community. Step outside to the garden area in the backyard, where you can cultivate your green thumb and your sense of humor. Don't miss the chance to make memories in this one-of-a-kind abode!