

# \$679,000 - 163 Sandringham Close Nw, Calgary

MLS® #A2221753

**\$679,000**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.13 Acres

Sandstone Valley, Calgary, Alberta

\*\*\*OPEN House Sunday June 1st from 2-4pm\*\*\*Spacious home on a Private Corner Lot â€œ Over 2,200 Sq.Ft. of Living Space! Welcome to this beautifully finished Bi-Level situated on a large, fenced lot with an oversized double attached garage. Offering 4 bedrooms + Den, 2.5 bathrooms and air conditioning for your summer comfort. The main level showcases on-site finished hardwood floors, a bright white kitchen with stainless steel appliances, and a spacious living/dining area, ideal for entertaining family and friends. The primary bedroom includes dual closets and a 2-piece ensuite with cheater access to the hallway. Two additional bedrooms and a renovated full bathroom complete the upper level. Downstairs, you'll find a generous fourth bedroom, a den, a massive family/recreation room with a cozy gas fireplace, a large laundry room with extra storage, and a 3-piece bathroom. Step outside to a fully fenced yard with mature trees, a separate fenced dog run, a large back deck with ample storage underneath, and a great space for kids or pets to play. Bonus features include: Custom window blinds, Tankless hot water system, Water softener, Water purifier, Air Conditioning and Underground sprinkler system (with timer & rain delay). Prime location! Just steps from schools, parks, walking paths, shopping, gas stations, and Nose Hill Park. Enjoy quick access to 14th



Street, Beddington Blvd, and Country Hills Blvd. Move-in ready with quick possession available – come see it for yourself!

Built in 1990

### Essential Information

MLS® #	A2221753
Price	\$679,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,157
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	163 Sandringham Close Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3W9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Tankless Water

	Heater, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Gentle Sloping, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	20
Zoning	R-C1

## Listing Details

Listing Office	eXp Realty
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