

# \$655,000 - 74 Sandringham Way Nw, Calgary

MLS® #A2219164

**\$655,000**

3 Bedroom, 3.00 Bathroom, 1,775 sqft

Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

NO POLY-B PIPING, IT HAS ALL BEEN REPLACED . Welcome to this beautifully maintained, gently lived-in family home in the heart of Sandstone Valley. Ideally located in the desirable Sandringham area, this one-of-a-kind property offers a unique floor plan, stunning architectural lines, and numerous recent upgradesâ€”ready for you to move in and enjoy. Just steps from walking paths and playgrounds, and a short walk to Nose Hill Park, this home is perfect for outdoor enthusiasts and dog owners. Both Catholic and Public elementary schools are within easy walking distance, with no major roads to crossâ€”an ideal setting for families. Inside, you'll find a spacious and thoughtful layout. The main floor separates the formal living and dining areas from the kitchen and cozy family roomâ€”perfect for both entertaining and everyday living. The soaring ceilings and expansive windows in the living room fill the space with natural light, while the inviting family room features a wood-burning fireplace for relaxing evenings. Additional main floor highlights include a convenient laundry room and half bath. Step outside to the peaceful south-facing backyard with a full-width, partially covered deck and fire pitâ€”ideal for year-round grilling, entertaining, or quiet moments under the stars. Upstairs, the large primary suite offers a beautifully upgraded 4-piece ensuite with a jetted tub. Two generously sized secondary bedroomsâ€”each able to accommodate queen-sized



bedsâ€”share another upgraded 4-piece bath. Along with the Poly B plumbing having been replaced, this home boasts a long list of further updates: new shingles, siding, aluminum cladding, vents, new garage door, newer hot water heater, new flooring and lighting throughout, upgraded tile with moisture-resistant drywall in both main baths, vinyl plank kitchen floor, rebuilt deck, new west-side fence, some upgraded windows, and an exterior glow light system that adds to the homeâ€™s curb appeal. All of this is situated on the sidewalk-free side of a quiet street, close to schools, parks, and all amenities. Donâ€™t miss your chance to own this exceptional homeâ€”call your favorite agent to book a showing today!

Built in 1990

**Essential Information**

MLS® #	A2219164
Price	\$655,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	74 Sandringham Way Nw
Subdivision	Sandstone Valley
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 3V6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Family Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	66
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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