



## 3 Sandringham Way Calgary Alberta

\$700,000

Welcome to 3 Sandringham Way NW, nestled in the quiet, highly sought-after neighborhood of Sandstone Valley. This meticulously maintained two-story home features 5 bedrooms and offers over 2,400 square feet of beautifully designed living space. The home is situated on a spacious corner lot with mature trees. Upon entering, you are greeted by a bright and open living room with soaring ceilings and large windows fitted with brand-new zebra blinds. Gleaming cherry hardwood floors flow throughout the main level, adding warmth and elegance. Adjacent to the living room is a versatile bedroom that can double as a home office, and a semi-formal dining area perfect for entertaining. The open-concept kitchen is equipped with a new fridge, dishwasher, and microwave (2024), quartz countertops, pantry, and a breakfast bar. The cozy breakfast nook opens to a large outdoor living space, ideal for morning coffee or hosting gatherings. The family room is anchored by a gas fireplace and custom built-ins, offering a welcoming retreat. A two-piece bathroom and a laundry room with a new washing machine (2024) complete the main floor. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a walk-in closet and a 3-piece ensuite featuring an upgraded shower and floor tiles. A second 4-piece bathroom serves the additional bedrooms. The fully finished basement expands the living space, featuring a rec room with built-in speakers, projector and a massive 4'x7' professionally installed projector screen--perfect for movie nights or watching sports. An additional spacious bedroom (17' x 16') with a walk-in closet offers ideal guest accommodations. The basement also includes a 2-piece bathroom and a utility room. Outside, enjoy your private, landscaped, fenced backyard with plenty of room for the entire family, including pets. The large deck is perfect for outdoor ent...

Bedroom 11.67 Ft x 10.08 Ft

Bedroom 11.67 Ft x 9.75 Ft

Primary Bedroom 13.25 Ft x 10.67 Ft

4pc Bathroom 4.92 Ft x 7.33 Ft

Other 3.42 Ft x 6.58 Ft

3pc Bathroom 6.08 Ft x 7.33 Ft

Furnace 28.83 Ft x 8.00 Ft

Other 7.67 Ft x 3.67 Ft

Bonus Room 10.25 Ft x 14.00 Ft

Dining room 9.50 Ft x 10.92 Ft

Bedroom 9.25 Ft x 10.17 Ft

Kitchen 10.67 Ft x 14.08 Ft

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Listing Presented By:



Originally Listed by:

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**Mirror**

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Family room 13.42 Ft x 23.42 Ft

Bedroom 17.50 Ft x 16.92 Ft

Other 6.75 Ft x 4.33 Ft

2pc Bathroom 6.00 Ft x 5.92 Ft

Breakfast 6.25 Ft x 10.33 Ft

Pantry 3.75 Ft x 3.25 Ft

Living room 17.75 Ft x 13.33 Ft