



## 74 Sanderling Road Calgary Alberta

\$599,000

Welcome to Your Next Chapter in Comfort and Opportunity! Step into this delightful four-level split, offering 1,536.3 square feet of thoughtfully maintained living space, plus an additional 472.7 square feet in the developed basement. With a spacious crawl space to boot, this home is ready for you to settle in and start creating memories. But there's more--this property is also a blank canvas for those with a vision. Whether you're eager to add personal touches or embark on a renovation project, the possibilities here are truly endless.

~ MAIN LEVEL ~ Bright and Airy: A welcoming front living room and dining area with soaring vaulted ceilings set the stage for both cozy family moments and lively gatherings. Culinary Charm: The kitchen, equipped with stainless steel appliances, features a cozy eating nook with a built-in bench and opens directly onto the expansive rear deck and yard--perfect for summer barbecues and outdoor fun. Cozy Evenings: The sunken living room, anchored by a warm fireplace, invites you to unwind after a long day. Convenience at Hand: A thoughtfully placed half bathroom with laundry adds to the functionality of the main floor. ~ UPPER LEVEL ~ Primary Retreat: The serene primary bedroom comes complete with a walk-in closet, a 4-piece ensuite, and a lovely view of the expansive backyard--a perfect spot to start and end your day. Versatile Spaces: Two additional bedrooms provide ideal spaces for family, guests, or a home office. Comfort for All: A full 4-piece main bathroom ensures everyone's needs are met with ease. ~ LOWER LEVEL ~ Flexible Living: A generous family room offers endless possibilities--whether it's for entertainment, hobbies, or a home gym. Extra Accommodation: The fourth bedroom on this level is perfect for guests or a growing family. Added Convenience: A 3-piece bathroom and a large crawl space/mechanical area with ample storage...

Bedroom 12.25 Ft x 8.25 Ft  
Bedroom 9.58 Ft x 8.33 Ft  
Primary Bedroom 14.58 Ft x 10.58 Ft  
4pc Bathroom 7.58 Ft x 4.92 Ft  
Other 5.00 Ft x 3.92 Ft  
4pc Bathroom 7.92 Ft x 5.00 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft  
Family room 16.00 Ft x 12.42 Ft  
2pc Bathroom 7.67 Ft x 7.08 Ft  
Breakfast 13.42 Ft x 7.92 Ft  
Kitchen 9.67 Ft x 11.42 Ft  
Dining room 12.92 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Recreational, Games room 16.08 Ft x 13.42 Ft      Living room 16.33 Ft x 13.50 Ft

Bedroom 12.50 Ft x 8.50 Ft