



102 Sandpiper Way Calgary Alberta

\$599,900

PRICE IMPROVEMENT You'll need sunglasses for this one--because the NATURAL LIGHT is absolutely pouring in from THREE SIDES in this FIVE-LEVEL SPLIT. From the minute you walk in, the VAULTED CEILINGS and MASSIVE WINDOWS create a vibe that just feels bright, open, and alive. You've got plans tonight--maybe a dinner with your crew in the FORMAL DINING ROOM (or flex it into a poker den, yoga zone, or remote office), but first you're flipping something delicious in your SPACIOUS KITCHEN with eat-in nook. The smell from the stovetop starts to get the crew hungry, and your playlist echoes down to the cozy FAMILY ROOM with the WOOD- BURNING FIREPLACE where someone's already claimed the best seat. Laundry? On the MAIN FLOOR (of course). And when you're ready to unwind, the upper level has your PRIVATE BEDROOM wing with 3 BEDROOMS and a 3PC ENSUITE, plus a full bath for everyone else. And don't forget the FULLY DEVELOPED BASEMENT with a 4TH BEDROOM and flex space that could easily handle guests, hobbies, or movie marathons. The updates? All smart. Think LUXURY VINYL PLANK (2024), vinyl in the bathrooms, and NO POLY B PIPING anywhere - Because peace of mind matters. And with no carpet except the bottom level, it's basically stress-free living. Your BACKYARD has that quiet, lived-in charm with MATURE TREES (yes, even an APPLE TREE) and lane access for future garage dreams or backyard goals. And location-wise? It's a 5-min dash to groceries, gym, your doctor or dentist, and 7 to T&T. Kids? K-12 SCHOOLS are just 5-9 mins away. You've got NOSE HILL PARK (6 mins) when you need nature, the airport in 13, and DOWNTOWN in under 20. Want to hit the mountains? You're on the highway in no time thanks to easy access to Deerfoot, 14 St, and Country Hills Blvd. This isn't just a home--it's your launchpad for everything real life throws your way. Book your showing today and let's go! ...

Living room 14.08 Ft x 17.00 Ft
 Primary Bedroom 14.58 Ft x 15.33 Ft
 3pc Bathroom 5.08 Ft x 9.50 Ft
 Bedroom 9.08 Ft x 12.42 Ft
 Bedroom 9.08 Ft x 12.58 Ft

Storage 12.25 Ft x 12.75 Ft
 Family room 13.42 Ft x 15.92 Ft
 Foyer 9.58 Ft x 6.83 Ft
 Breakfast 10.00 Ft x 10.92 Ft
 Dining room 10.83 Ft x 9.75 Ft

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4pc Bathroom 6.67 Ft x 9.25 Ft

Kitchen 6.58 Ft x 9.42 Ft

Bedroom 15.50 Ft x 8.08 Ft

2pc Bathroom 5.00 Ft x 5.75 Ft