



## 74 Sandringham Way Calgary Alberta

\$655,000

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 upgrades--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 cross--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 room--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 pit--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 bedrooms--each able to accommodate queen-sized beds--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...

Living room 14.00 Ft x 12.00 Ft  
Dining room 10.58 Ft x 9.08 Ft  
Other 14.50 Ft x 13.50 Ft  
Family room 12.75 Ft x 11.83 Ft  
2pc Bathroom 9.67 Ft x 5.42 Ft  
Other 9.67 Ft x 6.17 Ft

Primary Bedroom 13.67 Ft x 13.17 Ft  
4pc Bathroom 10.67 Ft x 4.92 Ft  
Bedroom 12.67 Ft x 10.75 Ft  
Bedroom 12.08 Ft x 10.67 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Rocky View Real Estate

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