



9744 Sanderling Way Calgary Alberta

\$599,000

Nestled in the serene and well-established Sandstone Valley community, this beautifully refreshed four-level split is a true gem. This house has a brand-new roof and new exterior siding, and a full paint renewal both inside and out, the curb appeal sets the tone for what awaits within. Step inside to discover radiant hardwood flooring that graces the main level, stairs, and selected areas upstairs, flowing into a bright, open-layout living and dining area—ideal for everyday living and effortless entertaining. The upper level has three generous-sized bedrooms and a full family bathroom. The luxurious primary suite awaits, complete with its own Jacuzzi tub—a private retreat ready to unwind after a long day. The third level invites flexibility with a handy half-bath and expansive space suitable for various family gatherings and activities. In the basement, there are two bedrooms paired with a full bathroom which offers excellent accommodations for guests and family. Sandstone Valley is renowned for its family-friendly atmosphere and abundance of parks and pathways. You'll enjoy close proximity to Monsignor Neville Anderson School, Simons Valley School, and Valley Creek School—all close by. Outdoor enthusiasts will appreciate nearby green spaces and quick access to Nose Hill Park, ideal for hiking, biking, or simply enjoying nature. Just a short drive away, the shopping and dining options at Beddington Towne Centre offer convenient amenities, while easy access to Beddington Trail, Deerfoot, and Stoney Trail - making your commute around Calgary seamless. This home perfectly combines thoughtful updates, purposeful layout, and a prime NW Calgary locale. It's ready for your family to make lasting memories from day one. (id:6769)

Bedroom 10.83 Ft x 8.25 Ft
4pc Bathroom 5.08 Ft x 8.08 Ft
Primary Bedroom 14.67 Ft x 10.67 Ft
1pc Bathroom 4.83 Ft x 6.08 Ft
Other 5.00 Ft x 4.50 Ft
Bedroom 12.33 Ft x 8.42 Ft
Storage 19.42 Ft x 13.42 Ft

3pc Bathroom 12.25 Ft x 5.42 Ft
2pc Bathroom 3.58 Ft x 6.92 Ft
Other 3.00 Ft x 7.33 Ft
Family room 15.92 Ft x 12.50 Ft
Other 3.67 Ft x 7.33 Ft
Living room 13.75 Ft x 15.92 Ft
Dining room 8.67 Ft x 11.58 Ft

Listing Presented By:



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Century 21 Bravo Realty



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Bedroom	10.92 Ft x 9.33 Ft	Kitchen	11.42 Ft x 10.50 Ft
Other	13.00 Ft x 10.92 Ft	Dining room	8.17 Ft x 15.50 Ft
Bedroom	7.50 Ft x 9.08 Ft		