



## 23 Sanderling Rise Calgary Alberta

\$779,800

Ever dreamed of living in the "inner city", with everything at your fingers, close to a massive park, great shopping, live in a renovated 4 level split, over 2200 sqft of developed space, on a large lot boasting an ATTACHED double car garage? WELCOME HOME. The heart of the home, the kitchen, is sure to please, with it's shaker style cabinetry, quartz countertops with massive single bowl sink, french style stainless steel fridge, easy-to-clean glass topped stove, and with the wall REMOVED between kitchen and living room, you can let the party flow from your amazing kitchen, into the living room. The living room, like the rest of home has been tastefully decorated, but this shines even thanks to the vaulted ceiling. The master retreat boasts it's private oasis with custom tile shower w/ full height rolling glass doors, and his / her closets. Two kid bedrooms and another renovated full bathroom complete the upper level. Just a few steps down from the main level, is the 3rd level, featuring the family room, complete with feature wall (built in shelving, cabinets), bar area (sink, fridge), the FOURTH bedroom, laundry room, and another bathroom, all boasting LARGE windows. The lower level boasts the rec room (currently gym), an office, and the utility room. The mechanicals have been upgraded to ensure your comfort, low utility bills, and safety, with a new furnace, new hot water tank, central air conditioning, water softener, and replaced electric panel. The floor coverings are all luxury vinyl plank. The backyard is large (44 feet wide and entire lot is 4650 sq ft.), with a new composite deck, fire pit & allows for tons of additional entertainment space & RV parking . Amazing convenient shopping, with Beddington Town Centre under a mile away (London Drugs, Co-Op, banks, gas & more), with Deerfoot City, Calgary newest shopping & entertainment experience only 3 mile...

Storage 3.08 Ft x 5.00 Ft

Recreational, Games room 7.08 Ft x 13.08 Ft

Exercise room 9.08 Ft x 17.08 Ft

Family room 13.08 Ft x 16.08 Ft

Bedroom 7.08 Ft x 9.08 Ft

Laundry room 7.08 Ft x 9.00 Ft

Dining room 10.00 Ft x 10.00 Ft

Living room 17.00 Ft x 14.08 Ft

Primary Bedroom 15.00 Ft x 11.08 Ft

Bedroom 8.08 Ft x 10.08 Ft

Bedroom 11.08 Ft x 9.08 Ft

3pc Bathroom 4.08 Ft x 7.08 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca

3pc Bathroom 10.00 Ft x 7.08 Ft

3pc Bathroom 5.00 Ft x 7.08 Ft

Other 12.08 Ft x 14.08 Ft