

\$674,888 - 74 Sandringham Way Nw, Calgary

MLS® #A2219164

\$674,888

3 Bedroom, 3.00 Bathroom, 1,775 sqft
Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

Welcome to this beautifully maintained GENTLY LIVED IN family home located just steps from a neighborhood playground and walking path and minutes from Nose Hill Park and two elementary schools in the much sought-after community of Sandstone Valley. This spacious residence has a unique floor plan that features 3 generously sized bedrooms and 2.5 upgraded bathrooms, offering comfort and functionality for the whole family. The formal living room boasts a soaring ceiling, filling the space with natural light and creating an inviting atmosphere. The heart of the home is the cozy family room with a wood-burning fireplace, which provides the perfect setting for relaxing evenings. Enjoy the versatility of both an eat-in kitchen and a formal dining room, ideal for everyday meals and special occasions. Convenient main floor laundry adds to the home's practicality. Step outside to a covered rear deck and south backyard with fire pit, perfect for year-round outdoor living and entertaining. With a new garage door and west side fence just installed, new shingles set to be installed starting June 2, followed by new siding and aluminum cladding, the exterior will be like a brand new house ! , Tiling with moisture resistant drywall in the two main baths, recently built deck, and an exterior glow light system that creates an enhanced exterior ambiance are recent upgrades that set this property apart from ordinary! This home truly has it allâ€”comfort, space, style, and a fantastic location on the



side of the street with no sidewalk to clear,
close to schools, parks, and amenities. Call
your favorite agent, come have a look!

Built in 1990

Essential Information

MLS® #	A2219164
Price	\$674,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,775
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Sandringham Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3V6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Jetted Tub
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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