

**135 Sandringham Road NW
 Calgary, Alberta**

MLS # A2215209



\$929,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks

Inclusions: N/A

Elegantly Renovated Home, with more than 3600 sq foot of Living Space, with Vaulted Ceilings, Dream Kitchen, and Entertainment Basement with a Theatre Room. The main level impresses with vaulted ceiling, sleek glass stair railings, and 11 large windows that flood the space with natural light, creating a bright, open, and airy feel. Step into this Superb home where modern elegance meets functional design. The custom kitchen is a showstopper, featuring a 9-foot island with gorgeous white and gold countertops, built-in Frigidaire Gallery appliances including a microwave, oven, chimney hood fan, and an extra-deep fridge for plenty of storage. The gas cooktop is equipped with a convenient pot filler — perfect for any home chef! Enjoy brand new waterproof laminate flooring across all three levels, custom and modern cabinetry in every bedroom, and spa-inspired bathrooms, including a master ensuite with a standalone bathtub and standing faucet. The fully developed basement is designed for entertainment, offering a theatre room, a custom bar, and a full bathroom. Completing the home is a brand new Electrolux washer and dryer in the stylish laundry room. Located in the desirable neighborhood of Sandstone Valley NW, with two excellent schools — Symons Valley Elementary and Monsignor Neville Anderson School — within walking distance, and close to parks, playgrounds, shopping, and transit. On top of it the Poly-B was replaced with brand you PEX. Brand new Furnace and Humidifier too. This move-in-ready home truly offers everything you’ve been looking for. Book your private showing today!