

# \$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

OPEN HOUSE SATURDAY May 17, 2025

1:00 – 4:00 pm  
Welcome to this beautifully maintained family home located just steps from a neighborhood playground and walking path and minutes from Nose Hill Park and two elementary schools in the 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. Upgrades worth noting include: new shingles, siding, and aluminum cladding which are being installed, before the end of May 2025, a new garage door and west side fence just installed, 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. This home truly has it all – comfort, space, style, and a fantastic location 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, Garage Faces Front, Insulated, Front Drive
# 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, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.