

## 16 Sandringham Close NW Calgary, Alberta

MLS # A2286563



# \$789,900

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** Basement (electric stove, Range hood, Fridge, Washer/Dryer) , Window Covering As-is

\*\*\*Open House Sunday March 01 from 1:30-3:30PM\*\*\* Prime location, southwest exposure, and directly across from greenspace &mdash; this beautifully maintained former Jayman BUILT showhome in Sandstone Valley presents an exceptional opportunity in one of NW Calgary's most family-oriented neighbourhoods. Offering over 2,500 sq.ft. of developed living space, this thoughtfully designed 2-storey split is highlighted by soaring vaulted ceilings and an impressive open-to-below family room that invites in abundant natural light while creating striking architectural presence. The well-planned multi-level layout delivers both openness and functional separation, making it ideal for refined everyday living and effortless entertaining. The main level features a beautifully updated kitchen with quartz countertops, modern cabinetry, stainless steel appliances, and ample storage, seamlessly connecting to a bright breakfast nook with direct access to the spacious deck. Extensive upgrades throughout the home elevate both comfort and style, including renovated bathrooms, updated flooring, contemporary lighting and plumbing fixtures. The fully developed city registered LEGAL walkout basement expands the living space, a well-appointed kitchen with dining space, a fourth bedroom, full bathroom, additional storage and a flex room &mdash; offering excellent flexibility for extended family living or valuable rental income potential. Surrounded by parks and pathways and just minutes from Nose Hill Park, this home is within walking distance to elementary schools and transit, with convenient access to Country Hills Boulevard and Stoney Trail. A rare chance to own a modern renovated, bright, greenspace-facing property with legal walkout basement suite in a mature, family-oriented community. Book your viewing today!