

\$725,000 - 168 Sanderling Rise Nw, Calgary

MLS® #A2216104

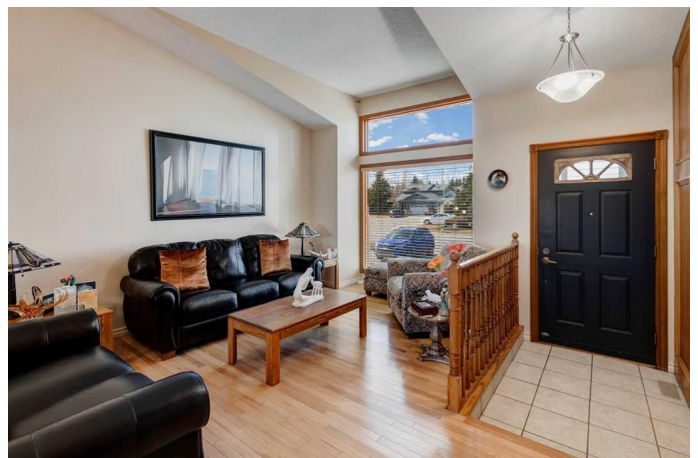
\$725,000

5 Bedroom, 3.00 Bathroom, 1,866 sqft

Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

Welcome to this Fantastic, Move-in ready Detached Home in the mature neighborhood of Sandstone Valley. Offered for only the second time since new and has been kept meticulously and upgraded throughout including newer shingles, stucco siding, Lux windows, furnace, kitchen and appliances. Unique, fully finished 4 level split level layout with over 2500 sqft of total living space. The main level features a spacious entry with double front closet and bright living and dining room space with spot-less hardwood floors throughout. The kitchen is nicely upgraded with quartz countertops, newer stainless steel appliances, spacious eat-up island and stylish window shutters. The upper level includes 2 nice sized bedrooms, 4pc bath, huge linen closet and primary bedroom with 4pc ensuite and double closets. The lower level is super comfortable with a huge family room with gas fireplace and another patio door to the backyard. There's also a 4th bedroom, 3pc bathroom with large walk-in shower, laundry closet and easy access to the garage. The lowest and 4th level is fully finished with another family/rec room with surround speaker, bar with fridge and gaming/office nook and 5th bedroom currently used as an office. This lowest level would be great for an elderly parent or teenager wanting their own living space away from the rest of the house. There's also a huge storage crawl space with two access points and loads of lighting. Outside, the owner has kept the yard pristine



with mature trees, flower garden and shrubs, perfect lawn and multi-leveled decks and storage shed. This home is absolutely spot-less and is sure to impress. Also the owner is downsizing substantially so most everything is negotiable.

Built in 1987

Essential Information

MLS® #	A2216104
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,866
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	168 Sanderling Rise Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, Dry Bar, Quartz Counters
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range,

	Microwave Hood Fan, Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 29th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Evolve Realty
----------------	---------------

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.