

5 Sandpiper Gate NW Calgary, Alberta

MLS # A2336352



\$659,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,377 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Level, Pie S		

Heating:	High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement Dryer, Basement Washer, 2 x Refrigerators, Main Floor Electric Stove, Basement Electric Cooktop, 2 x Hood Fans		

Are you looking for a home where you can live upstairs and use the LEGAL 2-BEDROOM BASEMENT SUITE as a MORTGAGE HELPER, or need a multigenerational home, or want an investment property with two separate living spaces? With approximately 2,500 sq. ft. of developed living space across two levels, this well-maintained home on a quiet street offers all of these possibilities. You also value a home that is truly MOVE-IN READY: newer windows, NEW ROOF AND SIDING, water softener, separate high-efficiency furnace and dedicated laundry for each living space. The basement suite has a COMPLETELY SEPARATE SIDE ENTRANCE, providing excellent privacy between the two living spaces. The original interior staircase connecting the main floor and basement has been enclosed to provide separation, but can be reopened if desired, allowing the home to be converted back to a single 4-bedroom residence. The basement suite also features its own fireplace. You'll love the SOUTH-FACING PIE-SHAPED LOT, which provides all-day sun and an extra-private backyard with only one neighbour and an alley along the side. The full VINYL FENCE creates a comfortable outdoor living space that is low-maintenance and perfect for summer BBQs, entertaining, or simply enjoying the yard. CENTRAL A/C keeps the home comfortable even on the hottest days. Interior updates include a MODERN KITCHEN with stainless steel appliances, new cabinetry, quartz countertops, and luxury vinyl plank flooring. Quartz countertops continue through all bathrooms, which have also been updated, including the spacious 5-PIECE PRIMARY ENSUITE. Both the primary ensuite shower and the basement suite shower were completely rebuilt within the past year. VAULTED CEILINGS extend through the kitchen, dining, and living areas, creating a bright and

open main-floor living space. Convenience to amenities and greenery are included here: 1. GROCERIES, doctor, dentist (5 mins) 2. NOSE HILL PARK (5 mins) 3. K-6 schools, outdoor rink, playground, and TENNIS/PICKLEBALL COURTS (5 mins) 4. Walk a few blocks to the OFF LEASH DOG PARK. Come to see why this home is right for you – ask your favourite Realtor to show you today!