

749 Sandringham Place NW
Calgary, Alberta

MLS # A2354047

\$460,000

Division:	Sandstone Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,437 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement Shelving		

RARE FIND! NO CONDO FEES, AN OVERSIZED LOT & WEST-FACING BACKYARD! Welcome to this beautifully maintained and updated 1,437 sqft duplex, perfectly situated on a quiet cul-de-sac just steps from Nose Hill Park! Offering 2 spacious bedrooms, BOTH WITH PRIVATE ENSUITES, a versatile den and an additional main-floor powder room, this home combines comfort, functionality and low-maintenance living. Step inside to discover an inviting living room featuring soaring open to above vaulted ceilings, large windows that flood the space with natural light, stylish vinyl plank flooring and a cozy gas fireplace with a beautiful wood mantel. The bright, functional kitchen offers ample refinished cabinetry with under cabinet lighting, newer stainless steel appliances and upgraded top-down/bottom-up blinds, while the adjoining dining area provides the perfect setting for everyday meals or entertaining. Upstairs, you'll find TWO GENEROUS PRIMARY-STYLE BEDROOMS, each complete with its own private 4 pc ensuite, including one with a vaulted ceiling and walk-in closet. The unfinished basement offers fantastic future development potential, complete with laundry, laundry sink and a bathroom rough-in. Outside, enjoy your morning coffee on the charming FRONT VERANDA, then spend sunny afternoons and evenings entertaining on the MASSIVE TWO-TIERED WEST-FACING DECK, with no rear neighbours! Additional highlights include a newer high-efficiency furnace, central A/C, newer hot water tank and an ATTACHED GARAGE. Best of all, there are NO CONDO FEES, and the HOA takes care of exterior landscaping and snow removal, giving you more time to enjoy the things you love! With exceptional outdoor space, thoughtful upgrades and an unbeatable location near Nose Hill Park, this is a rare opportunity to enjoy the benefits of

homeownership without the hassle of extensive exterior maintenance. WELCOME HOME!