

**135 Sandringham Road NW**  
**Calgary, Alberta**

**MLS # A2242775**



**\$888,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sandstone Valley       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,336 sq.ft.           | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |                                                                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub |                   |      |

**Inclusions:** N/A

Welcome to the largest fully renovated home currently available in Sandstone Valley, offering over 3,440 sq ft of stylish living space including 2,336 sq ft above grade and a fully finished 1,106 sq ft basement. Situated on a south-facing corner lot, this 4-bedroom, 3.5-bathroom home has been thoughtfully redesigned with VAULTED CEILINGS, SLEEK GLASS RAILINGS, and 11 OVERSIZED WINDOWS that flood the main floor with natural light. The showpiece kitchen features a 9-foot island, bold white and gold QUARTZ countertops, built-in Frigidaire Gallery appliances, and a GAS COOKTOP with POT FILLER—perfect for entertaining. You’ll also enjoy LUXURY VINYL PLANK flooring throughout, custom cabinetry in every bedroom, spa-like bathrooms, and a fully developed basement complete with a theatre room, custom bar, full bathroom, and a beautifully finished laundry space with new Electrolux washer and dryer. Major upgrades include PEX plumbing (no Poly-B), newer furnace, and humidifier. Located within walking distance to Simons Valley School and Monsignor Neville Anderson School, and just minutes to downtown, the airport, parks, shopping, and transit—this is a rare opportunity to own a turnkey home in one of NW Calgary’s most family friendly communities.