

# \$600,000 - 156 Sandpiper Circle Nw, Calgary

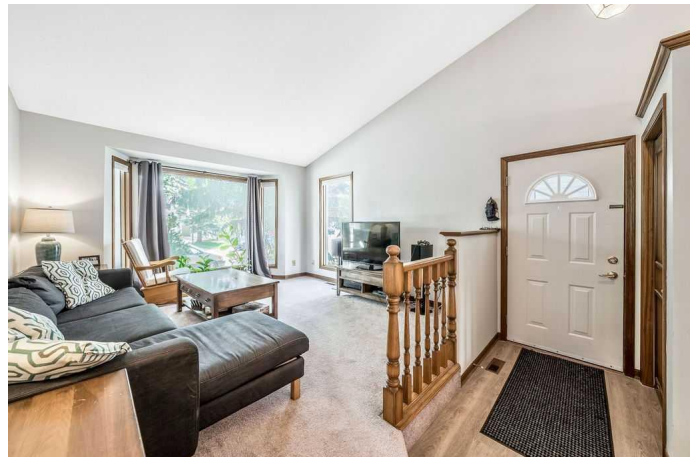
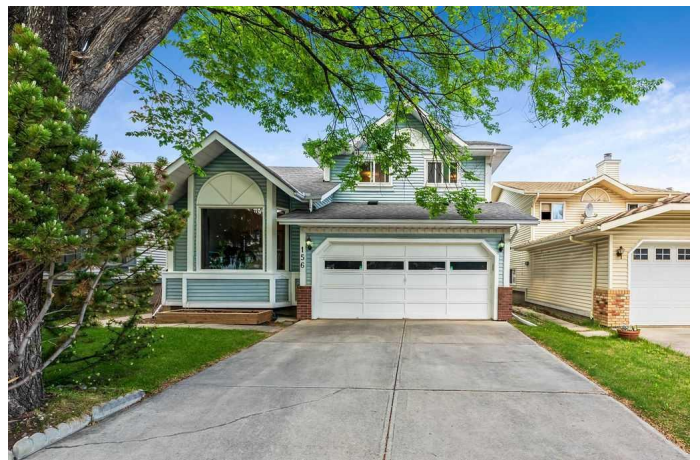
MLS® #A2227571

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,653 sqft  
Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

This lovely family home sits on a quiet, tree-lined street in a mature neighborhood. Just steps away from parks, essential amenities, and major roadways, the location is as desirable as the home itself. Meticulously maintained and thoughtfully updated over the years, this spacious 2,500 livable sq ft residence showcases true pride of ownership. Notable upgrades include modern flooring, a newly constructed rear deck, complete poly-B plumbing replacement, and more. The main level welcomes you with a bright, south-facing vaulted living room that exudes warmth and natural light. A dedicated dining area flows into a functional U-shaped kitchen with eating area, which overlooks sunken family room complete with a cozy wood-burning fireplace. From here, large patio doors provide access to a private, fully fenced backyard and brand-new deck ideal for outdoor fun! Also on the main floor, you'll find a convenient half bath and a laundry area for added functionality. Upstairs, the spacious primary suite spans nearly 200 sq ft and features a refreshed ensuite bathroom. Two additional well-proportioned bedrooms and a full 4-piece bath complete the upper level. The lower level offers excellent potential for customization, whether you're envisioning an additional bedroom, bathroom there is lots of space to work with. An additional standout feature of this split-level home is the expansive crawlspace, offering over 300 sq ft of versatile storage space. This is more than just a house its a home that's



ready for its next chapter!

Built in 1987

### **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2227571       |
| Price          | \$600,000      |
| Bedrooms       | 3              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,653          |
| Acres          | 0.09           |
| Year Built     | 1987           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 156 Sandpiper Circle Nw |
| Subdivision | Sandstone Valley        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 3M5                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 32             |
| Zoning         | R-CG           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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