

# **\$684,800 - 304 Sandpiper Circle Nw, Calgary**

MLS® #A2205555

**\$684,800**

4 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.13 Acres

Sandstone Valley, Calgary, Alberta

Major Price reduction: Beautifully updated and exceedingly spacious home with air-conditioning, backing onto Sandstone Park! Immediately be impressed upon entry by the gleaming hardwood floors, updated lighting and designer finishes. The home has been extensively renovated with new roof, quartz counter tops and fresh paint. Bayed west-facing windows stream natural light into the living room with clear sightlines into the dining room, perfect for entertaining. The updated kitchen is a neutral backdrop to all of your prepping and cooking with a plethora of crisp white freshly painted cabinets, extra recessed lighting and ample space for a table overlooking the family room. Retreat at the end of the day to the primary bedroom on the upper level boasting an oversized shower and a stylish and private 4-piece ensuite, no need to share with the kids! Both additional bedrooms on this level are spacious and bright with easy access to the second updated 4-piece bathroom. Gather around the charming wood-burning fireplace in the lower family room or proceed through patio sliders to the expansive rear deck encouraging a seamless indoor/outdoor lifestyle. This level is also home to a 4th guest bedroom, another full bathroom and convenient laundry. Even more space is found in the huge rec room in the finished basement. This extremely versatile area allows plenty of room for family games and movie nights, then refill drinks and snacks at the wet bar. Another flex room with built-ins



would be a great tucked away work, study or storage area. The backyard is peaceful oasis with a full-width deck for casual barbecues and time spent unwinding. Kids and pets will love the large grassy yard that continues onto the green space for endless additional play space. This outstanding location is within walking distance to several other parks, Simons Valley School, great amenities and Nose Hill Park perfect for outdoor enthusiasts and dog owners alike. This wonderful home has it all, come see for yourself!

Built in 1989

### Essential Information

MLS® #	A2205555
Price	\$684,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,610
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	304 Sandpiper Circle Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3V1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage, Wet Bar

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Stove, Microwave

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Backs on to Park/Green Space, Lawn

Roof Asphalt Shingle

Construction Brick, Wood Frame, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed March 30th, 2025

Days on Market 77

Zoning R-CG

## Listing Details

Listing Office Royal LePage METRO

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.