

228 Sanderling Place NW  
Calgary, Alberta

MLS # A2216975



**\$599,998**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Window Coverings

This family friendly home in the heart of Sandstone is only steps from a green space! Quiet cul de sac location. A total of 4 bedrooms and 3 baths. Ample storage in the oversized double garage. Plus under the stair storage,. Lots of storage options in this home! Handy 3 piece ensuite off primary bedroom. Two additional bathrooms include one 4 piece and a 3 piece. Spacious kitchen, a dining room and a living room on the second level. All three levels are above grade! Laminate and tile flooring. Granite countertops. New roof shingles in April 2025. Landscaped backyard with south facing patio. Ideal for lazy summer afternoons. Schools, parks, playgrounds, shopping and amenities are nearby. Sandstone is a quality northwest neighborhood known for its proximity to expansive Nosehill Park.