# \$539,900 - 1235 Sandpiper Road Nw, Calgary

MLS® #A2258427

## \$539,900

5 Bedroom, 2.00 Bathroom, 1,122 sqft Residential on 0.08 Acres

Sandstone Valley, Calgary, Alberta

Welcome to your beautifully UPGRADED HOME in desirable SANDSTONE VALLEY NW! This spacious 4-LEVEL SPLIT offers over 1,100 SQ FT ABOVE GRADE plus a FULLY FINISHED BASEMENT, thoughtfully updated for comfort, style, and long-term peace of mind.



• New HIGH-EFFICIENCY FURNACE (2025)

• New HOT WATER TANK (OCT 2024) • Whole-home FLOORING (2025) • Modern RECESSED LIGHTING (2025) • Fresh WINDOW COVERINGS (2025)

#### LAYOUT & FEATURES:

Bright, open main floor with a LARGE 20'6" × 13'9" living room Expansive SIDE DECK (33'8") and REAR DECK (20'1") for outdoor living and entertaining

Upper level with 3 BEDROOMS, and a FULL BATH

Lower level with a RECREATION ROOM, BEDROOM, and FULL BATHâ€"perfect for GUESTS or OFFICE

Basement just completed with a MASSIVE NEW BEDROOM (18'2" × 15'4") featuring a FULL-SIZE EGRESS WINDOWâ€"excellent potential to be converted into a LEGAL SUITE (subject to city approval)







LOCATION & COMMUNITY: Close to SCHOOLS, PLAYGROUNDS, PARKS, SHOPPING, NOSE HILL PARK, GOLF, and the SANDSTONE BUS TERMINAL for easy commuting.

WHY YOU'LL LOVE IT:
MOVE-IN READY with all major
MECHANICALS UPGRADED, plenty of space,
and great FUTURE RENTAL POTENTIAL.

Don't waitâ€" Book your showing today!

Built in 1986

#### **Essential Information**

MLS® # A2258427 Price \$539,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,122 Acres 0.08 Year Built 1986

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 1235 Sandpiper Road Nw

Subdivision Sandstone Valley

City Calgary
County Calgary
Province Alberta
Postal Code T3K 3E1

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking

Home, Open Floorplan, Recessed Lighting, Storage

Appliances Dishwasher, Humidifier, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Lighting, Other, Playground, Private Entrance

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 46

Zoning R-C2

#### **Listing Details**

Listing Office CIR Realty

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