

**146 Sandpiper Circle NW**  
**Calgary, Alberta**

**MLS # A2227229**



**\$719,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Storage		

**Inclusions:** none

**OPEN HOUSE JUNE 07, Sat 1-4:30pm. 3 + 1 Bed | 3.5 Bath | Double Attached Garage** Welcome to this beautifully renovated family home in a quiet, family-friendly Northwest community. With thoughtful upgrades throughout, this home is truly move-in ready. Recent renovations include new windows, a new roof, full Poly-B piping replacement, new paint, and brand-new flooring. Step inside to a bright and welcoming space, enhanced by the large new windows and modern flooring. The updated kitchen boasts granite countertops, well-maintained cabinetry, and a smart, open layout that flows seamlessly into the dining and living areas—perfect for both everyday living and entertaining. Upstairs, the spacious primary suite features a private ensuite and generous closet space. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement includes a large rec room, a full bathroom, and a versatile space that can serve as a gym, office, or guest bedroom (please note: window may not meet current egress code). low-maintenance yard—ideal for busy homeowners. Located within walking distance to bus routes and other essential amenities.