

# \$689,900 - 23 Sanderling Court, Calgary

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MLS® #A2246120

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,614 sqft

Residential on 0.17 Acres

Sandstone Valley, Calgary, Alberta

This home is a dream come true, the 3 split level has a bright open floor plan, with beautiful upgraded kitchen including an island, country sink, gorgeous counters and tile work.

Total of 4 bedroom 3 up and 1 down. 2 1/2 baths, with laundry on the main level.

Living/dining room attached to the kitchen with a large island, and a family room with a wood burning fire place (gas lighter) and a rec room with built in sounds surround. So much room for the growing family and so much storage.

The backyard has a stunning stairway up to the fire pit, with developed plant beds and trees all in pristine condition. The home has beautiful wood paneling, that gives the property that added touch of warmth.

Double attached garage, there is a hobby room downstairs to host all your ideas. The current sellers want the buyers to know the hardest part of selling, is leaving their neighbors whom are all wonderful and they love the area.

Some added features, are AC, underground water system.



Built in 1986

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246120  |
| Price      | \$689,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,614         |
| Acres          | 0.17          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Sanderling Court |
| Subdivision | Sandstone Valley    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K3B5              |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached, Alley Access, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Storage                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Central Air                                                                |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Brick Facing, Gas Starter, Wood Burning                                    |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Storage, Other                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers, Cul-De-Sac, Few Trees, Pie Shaped Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 66                |
| Zoning         | R-C2              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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