

WELCOME TO SANDSTONE VALLEY



DETACHED | 1,258 sq ft | 3 BEDROOMS | 2 BATHROOMS



157 Sanderling Place NW

Awesome location! Quiet cul-de-sac, sunny southwest backyard and in the desirable community of Sandstone Valley. All within steps to Sandstone Park featuring a winter skating rink, playgrounds, ball diamond, and tons of green space all around. Also close to the treasured Nose Hill Park, schools, shopping, transit and many other essential amenities. Fantastic opportunity for this well maintained bi-level. Improvements include, newer shingles 2009, newer windows 2014, high efficiency furnace 2017, hot water tank 2016, newer stainless steel appliances 2016, gas fireplace 2018, freshly painted main floor 2021, updates to main bath, laminate floors, stylish light fixtures, newer vinyl plank/tile combination in basement living room area and so much more. The main floor features a bright welcoming floor plan, spacious kitchen with tons of cabinetry and newer backsplash, perfect sized dining room area, 2 very large bedrooms, 5 pce main bath, and a cozy living room. The fully developed basement is bright and spacious containing its own separate entrance, large living room/kitchenette area with gas fireplace, 1 large bedroom and 1 full bath. Not to be missed, this home has so much to offer! **MLS® # A1178721**



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157 SANDERLING PLACE NW

Detached House

Possession: **75 days**

Neighbourhood: **Sandstone Valley**

Built in: **1985**

Foundation: **Poured Concrete**

Construction: **Wood Frame, Brick, Stucco**

Parking: **Double Garage Attached**

Main Level

Kitchen: 14`7" x 11`0"

Dining Room: 10`5" x 9`2"

Living Room: 14`0" x 13`1"

Primary Bedroom: 14`0" x 12`8"

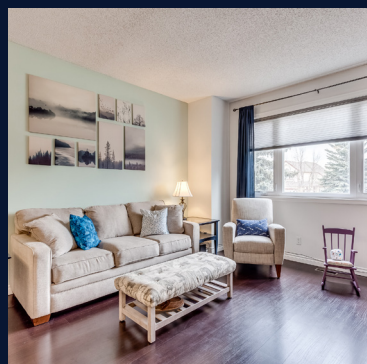
Primary Bedroom: 13`11" x 12`10"

Lower Level

Kitchenette: 12`5" x 10`3"

Bedroom: 11`10" x 11`9"

Living Room: 12`5" x 12`3"



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