

# \$575,000 - 156 Sandpiper Circle Nw, Calgary

MLS® #A2246329

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,653 sqft  
Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

**\*\*LARGE PRICE REDUCTION, PRICED FOR QUICK SALE\*\*** This lovely family home sits on a quiet, tree-lined street in a mature neighborhood. Just steps away from parks, essential amenities, and major roadways, the location is as desirable as the home itself. Meticulously maintained and thoughtfully updated over the years, this spacious 2,500 livable sq ft residence showcases true pride of ownership. Notable upgrades include modern flooring, a newly constructed rear deck, complete poly-B plumbing replacement, and more. The main level welcomes you with a bright, south-facing vaulted living room that exudes warmth and natural light. A dedicated dining area flows into a functional U-shaped kitchen with eating area, which overlooks sunken family room complete with a cozy wood-burning fireplace. From here, large patio doors provide access to a private, fully fenced backyard and brand-new deck ideal for outdoor fun! Also on the main floor, you'll find a convenient half bath and a laundry area for added functionality. Upstairs, the spacious primary suite spans nearly 200 sq ft and features a refreshed ensuite bathroom. Two additional well-proportioned bedrooms and a full 4-piece bath complete the upper level. The lower level offers excellent potential for customization, whether you're envisioning an additional bedroom, bathroom there is lots of space to work with. An additional standout feature of this split-level home is the expansive crawlspace, offering over 300 sq ft of versatile



storage space. With possession being available immediately, this offers a great opportunity to move in before the school season starts! This is more than just a house, its a home that's ready for its next chapter!

Built in 1987

### Essential Information

MLS® #	A2246329
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,653
Acres	0.09
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	156 Sandpiper Circle Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3M5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.