

# \$599,900 - 102 Sandpiper Way Nw, Calgary

MLS® #A2223041

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.10 Acres

Sandstone Valley, Calgary, Alberta

\*\*\*PRICE IMPROVEMENT\*\*\* Youâ€™ll need sunglasses for this oneâ€™because the NATURAL LIGHT is absolutely pouring in from THREE SIDES in this FIVE-LEVEL SPLIT.

From the minute you walk in, the VAULTED CEILINGS and MASSIVE WINDOWS create a vibe that just feels bright, open, and alive.

Youâ€™ve got plans tonightâ€™maybe a dinner with your crew in the FORMAL DINING ROOM (or flex it into a poker den, yoga zone, or remote office), but first you're flipping something delicious in your SPACIOUS KITCHEN with eat-in nook. The smell from the

stovetop starts to get the crew hungry, and your playlist echoes down to the cozy FAMILY ROOM with the WOOD- BURNING

FIREPLACE where someoneâ€™s already claimed the best seat. Laundry? On the MAIN FLOOR (of course). And when youâ€™re

ready to unwind, the upper level has your PRIVATE BEDROOM wing with 3 BEDROOMS and a 3PC ENSUITE, plus a full bath for everyone else. And donâ€™t forget

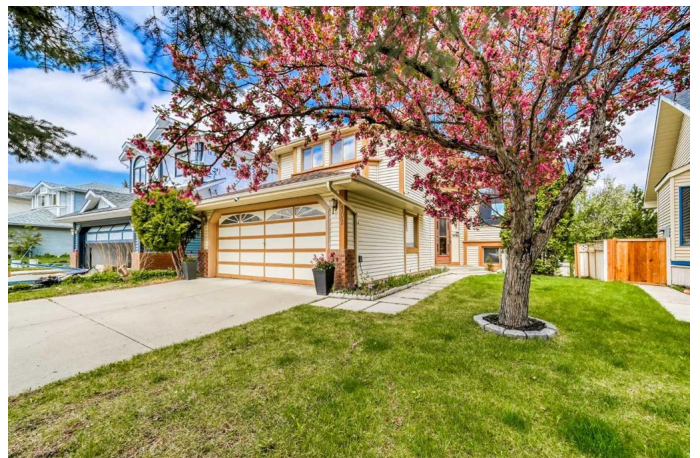
the FULLY DEVELOPED BASEMENT with a 4TH BEDROOM and flex space that could easily handle guests, hobbies, or movie

marathons. The updates? All smart. Think LUXURY VINYL PLANK (2024), vinyl in the bathrooms, and NO POLY B PIPING

anywhere - Because peace of mind matters. And with no carpet except the bottom level,

itâ€™s basically stress-free living. Your BACKYARD has that quiet, lived-in charm with

MATURE TREES (yes, even an APPLE



TREE) and lane access for future garage dreams or backyard goals. And location-wise? It's a 5-min dash to groceries, gym, your doctor or dentist, and 7 to T&T. Kids? K-12 SCHOOLS are just 5-9 mins away. You've got NOSE HILL PARK (6 mins) when you need nature, the airport in 13, and DOWNTOWN in under 20. Want to hit the mountains? You're on the highway in no time thanks to easy access to Deerfoot, 14 St, and Country Hills Blvd. This isn't just a home—it's your launchpad for everything real life throws your way. Book your showing today and let's go!

Built in 1987

### Essential Information

MLS® #	A2223041
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	102 Sandpiper Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3P5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Side By Side
# of Garages	2

## Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	39
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.