



THE
A-TEAM

**RE/MAX
FIRST**

103 SANDSTONE Way, Calgary T3K 2Z3

MLS®#: **A2152581**

Area: **Sandstone Valley**

Listing Date: **07/25/24**

List Price: **\$579,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**
Lot Information
Lot Sz Ar: **4,868 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

DOM

53
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz:

Access:
Lot Feat: **Corner Lot**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Cork,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 14`5"
Bedroom - Primary	Upper	11`11" x 10`6"
Bedroom	Upper	9`2" x 11`11"
Bedroom	Lower	10`0" x 11`5"
Family Room	Basement	13`11" x 13`2"
Kitchen	Basement	8`5" x 6`9"

Room	Level	Dimensions
Kitchen	Main	13`0" x 11`9"
4pc Bathroom	Upper	7`1" x 8`6"
Bedroom	Lower	8`9" x 11`4"
3pc Bathroom	Lower	5`1" x 7`2"
Bedroom	Basement	12`5" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210358

Zoning:
R-1

Remarks

Pub Rmks: *****BUILDER AND INVESTOR ALERT***FIVE FULL-SIZE BEDROOM***Don't miss this rare opportunity to own a stunning single-family home in NW Calgary for under \$600K! This spacious 5-bedroom, 2-bathroom gem sits on a generous 4,800 square foot corner lot, offering ample space for outdoor activities. As you step inside, you'll be greeted by an abundance of natural light that fills the bright and airy layout. The full-sized, sunshine kitchen features private access to a charming deck, perfect for entertaining or enjoying your morning coffee. Each bedroom is well-appointed, offering ample space to comfortably accommodate queen or king-sized beds. The south and east-facing deck enhances the home's brightness and warmth, creating an inviting atmosphere throughout. Conveniently located near Costco, Walmart, and T&T, this property is perfectly situated for all your shopping needs. Don't wait—book your showing today and seize this excellent opportunity!**

Inclusions: **none**
Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123