



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 SANDSTONE Rise, Calgary T3K2W6**

MLS®#: **A2169247**

Area: **Sandstone Valley**

Listing Date: **09/27/24**

List Price: **\$575,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1986**

Lot Information

Lot Sz Ar: **4,273 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized**

Finished Floor Area

Abv Sqft: **1,520**  
Low Sqft:  
Ttl Sqft: **1,520**

DOM

**54**

Layout

Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**  
Int Feat: **See Remarks,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 14`3"
Breakfast Nook	Main	8`7" x 7`6"
Bedroom	Second	9`9" x 10`1"
4pc Bathroom	Second	0`0" x 0`0"
Family Room	Lower	14`5" x 16`7"
3pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	16`4" x 8`5"
Kitchen	Main	10`7" x 10`9"
Bedroom - Primary	Second	10`4" x 13`1"
Loft	Second	14`5" x 8`5"
Bedroom	Lower	10`4" x 10`5"
Game Room	Basement	23`10" x 20`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**8410968**

Remarks

Pub Rmks: **~~~UNIQUE DESIGN WITH OVERSIZED GARAGE - ENDLESS POSSIBILITIES~~~ | 3 BEDROOMS | 2 FULL BATHS | WALKOUT 3RD LEVEL | DOUBLE OVERSIZED GARAGE 22X24 | FINISHED BASEMENT | SPACIOUS LOT | 1,520 SQFT ABOVE GRADE | Welcome to this incredible 4 level split home in Sandstone Valley. ==MAIN FLOOR== As you enter the open entrance showcases the vaulted ceilings and an abundance of natural light from many windows. The open floor plan leads to a bright living room, dining area, and a kitchen with a breakfast nook. The kitchen is spacious and perfect for casual meals, while the layout is ideal for family gatherings and entertaining. The new luxury vinyl plank flooring adds a touch of elegance. ^^^UPSTAIRS^^^ You will find an open loft area, providing additional space for a home office or reading nook. There are also two generous bedrooms and two full baths, with the primary bedroom featuring a bright, airy feel. -\_-LOWER LEVEL -\_- The walkout lower level is fully above grade and features a family room with a wood-burning fireplace, perfect for cozy evenings. This space opens to a sunny east-facing deck, offering great outdoor access. There is also a third bedroom and a three-piece bath. \_\_BASEMENT\_\_ The finished basement offers a large rec room finished with new luxury vinyl plank flooring, a wet bar, the perfect space for entertaining. It also features a laundry area and a massive crawl space for added storage.---THE OUTSIDE--- The lot extends 32 meters deep, providing ample backyard space, perfect for gardening, entertaining, or just enjoying the outdoors. The double oversized garage offers plenty of room for vehicles and storage. [[[THE COMMUNITY]]] Located in Sandstone Valley, a community known for its great K to 9 schools, shopping, and amenities, and close to major roadways and YYC Airport. This amazing family home won't last long—book your showing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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







