



THE A-TEAM

RE/MAX FIRST

231 SANDSTONE Road, Calgary T3K 2Y1

MLS®#: A2172392 Area: Sandstone Valley Listing Date: 10/10/24 List Price: \$429,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Duplex) City/Town: Calgary Year Built: 1982 Lot Information Lot Sz Ar: 2,734 sqft Lot Shape: Access: Rectangular Lot Off Street, Parking Pad

DOM

41 Layout Beds: 3 (3) Baths: 2.5 (2 1) Style: 2 Storey, Side by Side Parking Ttl Park: 1 Garage Sz:

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: None Construction: Vinyl Siding, Wood Frame Flooring: Carpet, Laminate Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer Int Feat: See Remarks Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, Family Room, Kitchen, and Bathrooms with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8210358**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Nestled in the serene NW community of Sandstone Valley, this beautiful 2-storey semi-detached home offers the perfect blend of comfort and convenience. Recently refreshed with new paint, it sits on a quiet street, providing a tranquil setting for family life. Upon entering, you'll be welcomed by laminate flooring that flows throughout the main level, leading to a bright and spacious living room. Natural light pours in through large west-facing windows, and the cozy fireplace creates a warm, inviting atmosphere. The kitchen is equipped with wood cabinetry and modern white appliances, providing ample space for cooking and storage. Upstairs, you'll find three generously sized bedrooms, each with large closets for plenty of storage. The fully finished basement adds extra living space, featuring a family/recreation room, a fourth bedroom, and a 3-piece bathroom—ideal for guests or additional family members. Step outside to your private backyard oasis, perfect for summer relaxation or entertaining. A convenient parking pad is located in the back. Location is ideal with proximity to schools, parks, shopping, and public transit, making it an excellent choice for families. Don't miss your chance to view this exceptional property—schedule your private 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**







