



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: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **2,734 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,210**
 Low Sqft:
 Ttl Sqft: **1,210**

DOM

72
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** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 10`1"	Kitchen	Main	11`4" x 10`10"
Dining Room	Main	8`6" x 5`10"	2pc Bathroom	Main	5`4" x 4`3"
Bedroom	Upper	14`11" x 9`7"	Bedroom	Upper	10`7" x 8`6"
Bedroom	Upper	8`9" x 8`3"	4pc Bathroom	Upper	7`10" x 6`8"
Family Room	Basement	18`6" x 9`8"	3pc Bathroom	Basement	0`0" x 0`0"

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







