



THE
A-TEAM

**RE/MAX
FIRST**

211 SANDSTONE Drive, Calgary T3K 3C4

MLS® #: **A2174813** Area: **Sandstone Valley** Listing Date: **10/24/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 30-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **3,853 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **943**
 Low Sqft:
 Ttl Sqft: **943**

DOM

100
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (1 2)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped**
 Park Feat: **Alley Access,Guest,Off Street,On Street,Parking Lot,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Lighting,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Track Lighting**

Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 11`9"	Kitchen	Second	12`1" x 11`6"
Dining Room	Second	9`7" x 7`6"	Family Room	Lower	14`8" x 14`1"
Furnace/Utility Room	Level 4	20`4" x 14`9"	Foyer	Main	4`6" x 4`0"
Bedroom - Primary	Second	13`4" x 9`10"	Bedroom	Second	10`0" x 8`0"
Bedroom	Lower	19`0" x 12`5"	4pc Ensuite bath	Second	10`0" x 5`0"

2pc Ensuite bath

Lower

11`8" x 4`6"

1pc Ensuite bath
Legal/Tax/Financial

Lower

6`1" x 2`10"

Title:
Fee Simple
Legal Desc:

8311050

Zoning:
R-CG

Remarks

Pub Rmks: **Look No further! NEW LOWER PRICE! Discover this beautifully upgraded cozy single-family home in the sought-after NW community Sandstone. Featuring 3 spacious bedrooms, 2 bathrooms, and a generous Southwest facing Sunny Backyard for your future garage development etc. Large floor to ceiling bay window in the bright living room. Jet tub in the lower level bedroom. Notable upgrades include Freshly painted ceilings and walls. New bathtub and faucets. New tiles installed. New vinyl plank flooring throughout throughout the house. Updated fence and wrap-around deck with a fresh coat of paint. Repainted window frames inside and out. New quartz countertops with a new sink and faucet. New 40-year roof shingles. This 4-level split offers both comfort and style. Perfect for families looking for space and affordability! Close to parks, public transit hub (bus route #3 directly to Downtown) , schools and shopping centers. ACT NOW before it's gone!**

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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









