



THE A-TEAM

RE/MAX FIRST

211 SANDSTONE Drive, Calgary T3K 3C4

MLS@#: A2174813 Area: Sandstone Valley Listing Date: 10/24/24 List Price: \$549,900
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: 3,853 sqft
Lot Shape:

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

DOM: 58
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, Family Room, etc.

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! 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. 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









