



THE
A-TEAM

**RE/MAX
FIRST**

122 SANDSTONE Drive, Calgary T3K 3A6

MLS®#: **A2184101** Area: **Sandstone Valley** Listing Date: **12/19/24** List Price: **\$599,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1985**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **905**
 Low Sqft:
 Ttl Sqft: **905**

DOM

44
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Lawn,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Chandelier,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`5" x 9`11"	Bedroom	Main	8`2" x 7`11"
Bedroom	Lower	13`5" x 10`0"	Bedroom	Basement	13`1" x 10`8"
Laundry	Lower	6`8" x 6`0"	Kitchen	Main	11`11" x 8`4"
Dining Room	Main	9`5" x 8`11"	Kitchen With Eating Area	Lower	15`2" x 9`3"
4pc Bathroom	Main	9`9" x 4`11"	4pc Bathroom	Lower	8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8311050

Remarks

Pub Rmks: **Fully Renovated Family Home with Illegal Basement Suite - Prime Location! Welcome to this beautifully updated family home offering a total of 1,687 sq. ft. of living space, ideal for both comfort and investment potential. Step inside to find a bright and spacious open-concept living area, flooded with natural light from brand-new oversized windows. Recent renovations throughout the home include new windows, flooring, two modern kitchens, updated bathrooms, electrical and plumbing systems, fresh paint, new trims and a new garage door. This property also features a 2-bedroom illegal basement suite with a separate entrance—perfect for extra income or as a private space for guests. Whether you're an investor or a homeowner looking for additional living space, this suite offers endless possibilities. Located in a highly desirable neighborhood, you'll have convenient access to shopping at Beddington Town Centre (including London Drugs, Co-Op, banks, and more) and Deerfoot City, Calgary's newest retail and entertainment hub, all just minutes away. With Centre Street nearby and easy access to express transit to downtown, commuting has never been easier. For outdoor enthusiasts, Nosehill Park, one of Canada's largest urban parks, is just a short distance away, offering miles of walking trails and green space to explore. Additionally, the home is directly across from a large, well-maintained park, making it an ideal location for families. Key Features: Illegal basement suite with separate entrance 2 new kitchens & brand-new appliances Bright, open living space with large windows Fully renovated: plumbing, electrical, flooring, trim, and more Prime location with easy access to shopping, transit, parks, and schools This home is a rare find—move-in ready, with the potential to generate rental income or provide a private retreat. Don't miss out on the opportunity to make it yours!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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







