



THE
A-TEAM

**RE/MAX
FIRST**

223 SANDSTONE Drive, Calgary T3K 3B9

MLS®#: **A2187857**

Area: **Sandstone Valley**

Listing Date: **01/17/25**

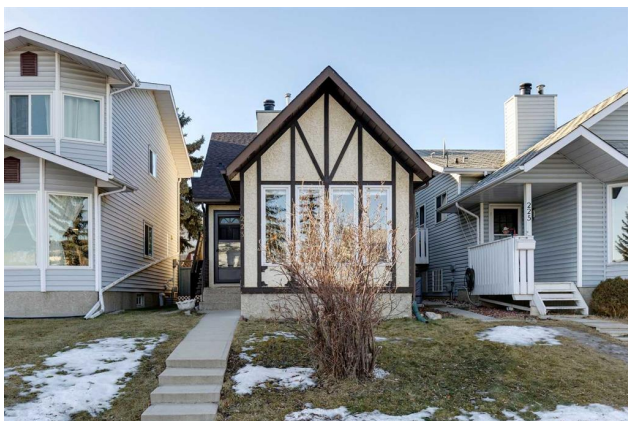
List Price: **\$509,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area
Abv Sqft: **892**
Low Sqft:
Ttl Sqft: **892**

DOM

5
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **2,497 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Alley Access,Off Street,On Street,Outside,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Upper	12`0" x 8`2"
Living Room	Main	15`9" x 11`9"
Family Room	Lower	14`7" x 14`1"
Bedroom	Upper	9`9" x 8`0"
3pc Ensuite bath	Lower	11`10" x 11`0"

Room	Level	Dimensions
Dining Room	Upper	9`10" x 9`2"
Foyer	Main	3`11" x 3`11"
Bedroom - Primary	Upper	13`4" x 9`11"
Bedroom	Lower	15`10" x 12`2"
4pc Bathroom	Upper	9`9" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8311050

Remarks

Pub Rmks:

Welcome to 223 Sandstone Drive NW! Don't let the square footage on this charming, 4 level-split home fool you. With over 1,600 square feet of bright and open floor space, this home does have it all! New Shingles in 2017 (repairs to some of the shingles that had hail damage last summer is being completed in the Spring), New A/C 2022, hot water tank in 2017, and Countertops 2017. On the main level you'll walk into a bright and inviting front living room that overlooks the charming, low maintenance front yard through large windows. From here you go up a few stairs to your kitchen and dining room, which overlook the bright living room. The kitchen has lots of cupboard and counter-space, making it a very functional and well laid out room. On the same level you'll find the Primary bedroom with double closets, a bright South facing window, and an attached cheater bathroom. There is also a second bedroom on this level, perfect for a guest room or office space. Head on downstairs and you'll be greeted by a large and bright family room, which boasts a gas fire place and two large windows. Off the family room is the third, and largest, bedroom which has an open 3 piece ensuite bathroom with a large soaker tub (could be closed up for privacy if desired). Down one more flight of stairs and you'll find the laundry and mechanical room with tons of extra storage space. To access your SOUTH FACING backyard you can use the back door off the kitchen (great access for BBQing) - you'll find a lower patio area with paving stones, great for a large patio set, then head up to the gravelled parking area with room for two full sized vehicles (or perfect to build a double garage!). This Bavarian styled starter home is waiting for its new owners to come and make it their own.

Inclusions:
Property Listed By:

n/a
Century 21 Bamber Realty LTD.

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







