



THE
A-TEAM

**RE/MAX
FIRST**

169 SANDPIPER Lane, Calgary T3K 4L7

MLS®#: **A2190903** Area: **Sandstone Valley** Listing Date: **01/30/25** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **1,539 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,077**
 Low Sqft:
 Ttl Sqft: **1,077**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`6"	Dining Room	Main	12`0" x 6`10"
Kitchen	Main	8`0" x 10`1"	Living Room	Main	10`7" x 14`0"
4pc Bathroom	Upper	4`10" x 10`10"	Bedroom	Upper	10`2" x 12`6"
Bedroom	Upper	9`4" x 10`10"	Bedroom - Primary	Upper	13`9" x 14`9"
Game Room	Basement	18`5" x 16`5"	Furnace/Utility Room	Basement	8`2" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$353

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9412127**

Remarks

Pub Rmks: **Discover this fully renovated, move-in-ready 3-bedroom townhome in the sought-after community of Sandstone Valley! This desirable corner unit offers the perfect blend of privacy and natural light, with extra windows and only one shared neighbor. Inside, you'll find a brand-new kitchen featuring sleek quartz countertops, ample cabinet space, and new stainless steel appliances—perfect for cooking and entertaining. The freshly painted interior and new modern light fixtures enhance the home's bright and inviting atmosphere. Luxury Vinyl Plank flooring flows throughout, complemented by new baseboards and updated blinds. The bathrooms have been fully updated with brand-new toilets, vanities, and fixtures, adding a fresh, modern touch. Located just minutes from major highways, schools, parks, and shopping districts, this home offers both convenience and comfort. Don't miss your chance to own this beautifully renovated home—schedule your showing today!**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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













