

261 SANDSTONE Drive, Calgary T3K 3R6

MLS®#:	A2197219	Area:	Sandstone Valley	Listing	02/27/25	List Price: \$649,900
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



eral Information				DOM	
Туре:	Residential			0	
Гуре:	Detached			<u>Layout</u>	
Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2)
Built:	1988	Abv Sqft:	1,345	Baths:	2.5 (2 1)
<u>nformation</u>		Low Sqft:		Style:	2 Storey Split
z Ar:	3,831 sqft	Ttl Sqft:	1,345		
hape:				Parking	
				Ttl Park:	1
				Garage Sz:	1
ss:				5	
eat:	Back Lane,Landscaped,No Neighbours Behind,Rectangular Lot				
Feat:	Single Garage A	ttached	-		

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Ext Feat: Other Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Int Feat: Closet Organizers,No Smoking Home,Quartz Counters Utilities: Vtilities:				Construction: Vinyl Siding Flooring: Laminate,Vinyl Water Source: Fnd/Bsmt: Poured Concrete e Hood,Refrigerator,Washer,Window Coverings			
Room Living Room Breakfast Noo Great Room 2pc Bathroom Bedroom Bedroom - Prin Game Room	1	L <u>evel</u> Main Main Main Main Upper Upper Basement	Dimensions 12`4" x 11`1" 9`11" x 9`1" 12`2" x 11`11" 5`5" x 4`10" 8`11" x 8`7" 15`7" x 10`9" 13`7" x 16`3"	Room Information Room Dining Room Kitchen Laundry Bedroom 4pc Bathroom Bedroom B	<u>Level</u> Main Main Main Upper Upper Basement Basement	Dimensions 9`11" x 6`10" 8`0" x 8`7" 5`5" x 6`9" 8`8" x 8`9" 5`6" x 8`0" 4`11" x 8`6" 11`6" x 10`11"	

Bedroom	Basement	10`11" x 10`5"			
		Legal/Tax/Financial			
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	8711347	Remarks			
Pub Rmks: Inclusions:	Remarks Welcome to this detached home in the desirable Sandstone community, offering over 2,000 sq. ft. of developed space with a well-designed layout and plenty of room for the whole family! Step into the bright living and dining area, featuring a large front bay window that fills the space with natural light. The kitchen boasts white cabinetry, sleek quartz countertops, a tile backsplash, and a cozy breakfast nook, perfect for casual meals. The sunken great room impresses with its vaulted ceilings, large SW-facing window, and a wood-burning fireplace, creating a warm and inviting atmosphere. This level also includes a separate backyard entrance, a private 2-piece bathroom, and a convenient main-floor laundry room. Designed for easy maintenance, the home features flooring with no carpet throughout. Upstairs, the spacious primary bedroom offers his-and-hers double closets and direct access to a 4-piece bathroom. Two additional well-sized bedrooms provide flexible space for family, guests, or a home office. The fully finished basement extends your living area with a central rec room, two additional bedrooms, and a full bathroom—ideal for extended family or guests. For peace of mind, the home has been upgraded with PEX plumbing, replacing all Poly B pipes. Fantastic location! Just a 10-minute walk to two schools and playgrounds, making it a great choice for families. Also within a 5-minute walk to an off-leash dog park, and close to shopping, amenities, Nose Hill Park, and major roads like Country Hills Blvd, Beddington Trail, and 14th Street. Enjoy the fully fenced, sunny SW-facing backyard with a concrete patio and back lane separation for added privacy. The oversized single attached garage (22' x 12.5') features built-in shelving and high ceilings, maximizing storage space. Plus, the driveway offers two additional large parking spaces, providing ample room for extra vehicles. With its spacious layout, convenient location, and thoughtful upgrades, this home is a must-see!				
Property Listed By:	n/a Rhinorealty				

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