



THE
A-TEAM

**RE/MAX
FIRST**

261 SANDSTONE Drive, Calgary T3K 3R6

MLS®#: **A2197219**

Area: **Sandstone Valley**

Listing Date: **02/27/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **3,831 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,345**
Low Sqft:
Ttl Sqft: **1,345**

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Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,No Neighbours Behind,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`1"	Dining Room	Main	9`11" x 6`10"
Breakfast Nook	Main	9`11" x 9`1"	Kitchen	Main	8`0" x 8`7"
Great Room	Main	12`2" x 11`11"	Laundry	Main	5`5" x 6`9"
2pc Bathroom	Main	5`5" x 4`10"	Bedroom	Upper	8`8" x 8`9"
Bedroom	Upper	8`11" x 8`7"	4pc Bathroom	Upper	5`6" x 8`0"
Bedroom - Primary	Upper	15`7" x 10`9"	4pc Bathroom	Basement	4`11" x 8`6"
Game Room	Basement	13`7" x 16`3"	Bedroom	Basement	11`6" x 10`11"







