

224 Sandstone Place NW
Calgary, Alberta

MLS # A2232679

\$634,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Irregular Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Recessed Lighting, Storage		

Inclusions: Shed, In Basement: Refrigerator, Electric Stove, Microwave Hood Fan, Washer, Dryer

Located on a quiet cul-de-sac, this well-maintained home boasts excellent curb appeal and a beautifully landscaped backyard—ideal for entertaining, with plenty of mature trees and lush bushes providing privacy and charm. Inside, you'll find engineered wide plank hardwood flooring in the bright and spacious living room with a bay window, the formal dining room with sliding doors to a sunny south-facing balcony, and throughout the hallway. The kitchen offers classic raised panel maple cabinetry, stainless steel appliances, and a cozy eating area. The primary bedroom includes cheater access to the main bathroom, which features a tiled tub surround. Secondary bedrooms are finished with comfortable Berber carpet. The fully developed lower level features a self-contained illegal suite with its own kitchen, a full bathroom with laundry, and a family room,—making it ideal for extended family or rental income. Great opportunity for investors or homeowners looking to offset mortgage cost. The tenant has been month to month. Conveniently located near public transportation.