



**GRASSROOTS**  
REALTY GROUP

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**212 Sandalwood Place NW**  
**Calgary, Alberta**

**MLS # A2220589**



**\$899,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Garden, Landscape		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Fireplace		

Welcome to one of the spacious homes offered in Sandstone Valley in the past two years—ranked 5th by square footage! Positioned on a picturesque cul-de-sac, complete with a walk-out basement. This exceptional 5-bedroom property has been thoughtfully REMODELLED to create a bright, open-concept layout and has been lovingly updated throughout. Featuring a long list of MAJOR UPGRADES, including: • Full Poly-B plumbing remediation • Luxe windows throughout • Roofing • Two high-efficiency furnaces • Central air conditioning • Hot water tank • High-end carpet • Beautifully renovated kitchen • Newer appliances • Upgraded fireplace Professionally maintained lawn with service prepaid for the new owner to enjoy for the remaining season! This is a RARE opportunity to own a truly turnkey home in one of Calgary's most established northwest communities. Experience the elevated lifestyle of Sandstone Valley, a serene yet vibrant community in Calgary's northwest. Surrounded by lush green spaces and steps from iconic Nose Hill Park, the area is beautifully connected by scenic walking paths. With top-tier schools, great amenities, and swift access to major routes, Sandstone Valley offers refined living in a truly exceptional setting.