

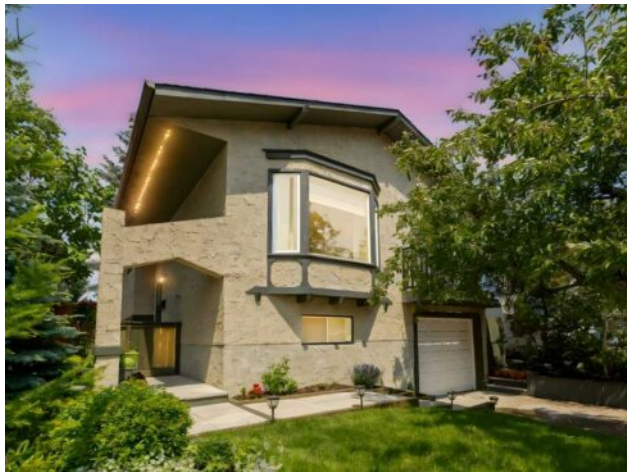


**GRASSROOTS**  
REALTY GROUP

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**224 Sandstone Place NW**  
**Calgary, Alberta**

**MLS # A2232679**



**\$624,900**

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

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

**Inclusions:** Additional Appliances in the Basement include: Refrigerator, Electric Stove, Microwave Hood Fan, Washer, Dryer and the shed

Discover this four-bedroom gem tucked away on a quiet cul-de-sac, offering curb appeal, privacy, and incredible flexibility for families or investors alike. The home has been well cared for and features a beautifully landscaped backyard with mature trees and lush greenery—perfect for relaxing or entertaining. Step inside to a bright and inviting main level with engineered wide-plank hardwood flooring throughout the spacious living room, complete with a charming bay window. The formal dining room opens onto a sunny south-facing balcony, while the kitchen showcases timeless raised-panel maple cabinetry, stainless steel appliances, and a cozy breakfast nook. The primary bedroom offers cheater access to the main bathroom with a tiled tub surround, and the additional bedrooms are finished with comfortable Berber carpet. The fully developed lower level includes a self-contained (illegal) suite with its own private kitchen, full bathroom with laundry, and family room. With a separate set of appliances, this space is ideal for extended family, guests, or potential rental income—an excellent option for offsetting your mortgage. Located close to public transit and everyday amenities, this home offers both convenience and versatility. Whether you’re looking for a move-in ready family home or an investment opportunity, this property checks all the boxes!