



GRASSROOTS
REALTY GROUP

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26 Sandpiper Court NW
Calgary, Alberta

MLS # A2242309



\$459,900

Division:	Sandstone Valley		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,269 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 353
LLD:	-
Zoning:	M-CG d46
Utilities:	-

Inclusions: n/a

Amazing opportunity to own in Sandstone Valley, one of the best Northwest Calgary communities! This beautiful, quiet townhome is located on small, private roadway in the complex. Stepping into a large foyer with access to the single attached garage, the main floor opens to a bright and generous living room with a classic gas fireplace. Next up, the well-appointed kitchen with peninsula and a dining area that will easily seat six to eight. Here you'll also find large windows, French doors, stainless-steel appliances and access to the back deck overlooking a lovely greenspace! Completing the main floor is a 2-piece bathroom and good-sized laundry room. Moving upstairs, the primary bedroom features a 4-piece ensuite and huge walk-in closet. You'll also find another full, four-piece bathroom and two additional bedrooms. High-quality wall-to-wall carpet adds an element of warmth and comfort. Down to the basement and you'll find a large Recreation room, Bonus room and Den, additional storage as well as a third full bathroom with shower. The quiet and private location and excellent condominium management add tremendous value to this rare complex, as these units do not come along too often. Easy access to major routes, walkable schools, shopping, parks, dog parks and transportation. Ideally located for a quick escape to the mountains or Nose Hill Park!