



GRASSROOTS
REALTY GROUP

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131 Sandstone Road NW
Calgary, Alberta

MLS # A2247124



\$499,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions: Fridge in basement bedroom, Storage Shed, Rec room book case, lower bedroom Closet unit, Main floor bedroom closet organizer, 2 ceiling fans

This lovely bi-level home features 3 bedrooms up and 2 additional bedrooms down, along with 3 bathrooms. It has a walk-out basement and was updated with new exterior siding and shingles in 2025. As you enter, you'll notice the impressive 12-foot ceiling in the front foyer. The main floor boasts solid maple hardwood flooring, with a bright living room featuring a sunny south-facing bay window that is shaded by a large deciduous tree to keep things cool. The kitchen is equipped with an updated side-by-side stainless steel refrigerator, a self-cleaning stove, and a Sakura dual-fan hood. There's also extra counter space along with a mobile island for added convenience. The master bedroom includes a 4-piece ensuite bathroom, and there are 2 additional bedrooms, one of which is designed as a spacious closet. An additional 4-piece bathroom is also located on the main floor. The fully finished walk-out basement offers a huge rec room/games room, a large bedroom, and another smaller bedroom/den, all featuring laminate flooring. This level also includes a 3-piece bathroom and a laundry area with a front-load Samsung washer and dryer in the mechanical room. Step outside onto the tiered rear deck that overlooks a very large, private, treed, and grassy backyard, providing ample room for a future double or triple garage. The property features a double concrete parking pad in the front yard and is situated on a quiet, tree-lined street that was newly paved in June 2025. Conveniently located, this home provides quick access to Centre and 4th Street, Country Hills Boulevard, Stoney Trail, and Deerfoot Trail. Despite its central location, the area remains quiet, with excellent Catholic and public schools nearby. It's also within walking distance of a pub, a gas station, a grocery store, and very close to Nose Hill Park. Additionally, there's great access

to downtown via the #3 bus, biking, or driving. The home has strong potential for a basement suite with separate access from the walk-out. The main floor also has its own access to the rear yard and deck. Please note that the sellers are related to the seller's agent.