



**GRASSROOTS**  
REALTY GROUP

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**121 Sandpiper Circle NW**  
**Calgary, Alberta**

**MLS # A2250073**



**\$698,800**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<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 Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Alarm system (no contract), Greenhouse, Rain barrels, raised Garden boxes, Garden shed		

Welcome to Sandstone! This beautifully updated 2-storey home offers 4 spacious bedrooms, 3.5 bathrooms, and over 2,866 sq. ft. of total living space &mdash; the perfect blend of comfort, function, and charm. Step inside to discover refinished hardwood floors, fresh paint throughout, and richly stained cabinetry that add timeless elegance. The bright and spacious living/dining room features soaring vaulted ceilings &mdash; ideal for entertaining and family gatherings. The chef's kitchen includes stainless steel appliances, a gas range with vented hood fan, plenty of cabinet space and sunny breakfast nook. The adjacent great room is warm and welcoming, with newer carpet, custom built-ins, and a cozy wood-burning fireplace with gas log lighter (just inspected for peace of mind). The main floor also features a large foyer, 2-piece powder room, and convenient laundry area. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a luxurious primary suite complete with a 5-piece ensuite, including a stunning soaker tub &mdash; your personal retreat! The fully developed lower level is perfect for guests, older children, or in-laws, offering a 4th bedroom, 3-piece ensuite, and a spacious recreation/games room. Additional highlights include: New roof (Oct 2024) Newer windows High-efficiency furnace Ample storage space Outside, enjoy the warmth of the sunroom, a large fenced backyard with 8x10 greenhouse, raised garden beds, RV gate, and back lane access. This home truly has it all &mdash; space, updates, and a prime location. Don't wait &mdash; make your move before fall!