



GRASSROOTS
REALTY GROUP

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1235 Sandpiper Road NW
Calgary, Alberta

MLS # A2258427



\$549,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,122 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to your beautifully UPGRADED HOME in desirable SANDSTONE VALLEY NW! This spacious 4-LEVEL SPLIT offers over 1,100 SQ FT ABOVE GRADE plus a FULLY FINISHED BASEMENT, thoughtfully updated for comfort, style, and long-term peace of mind. RECENT UPGRADES: • New HIGH-EFFICIENCY FURNACE (2025) • New HOT WATER TANK (OCT 2024) • Whole-home FLOORING (2025) • Modern RECESSED LIGHTING (2025) • Fresh WINDOW COVERINGS (2025) LAYOUT & FEATURES: Bright, open main floor with a LARGE 20'6" × 13'9" living room Expansive SIDE DECK (33'8") and REAR DECK (20'1") for outdoor living and entertaining Upper level with 3 BEDROOMS, and a FULL BATH Lower level with a RECREATION ROOM, BEDROOM, and FULL BATH—perfect for GUESTS or OFFICE Basement just completed with a MASSIVE NEW BEDROOM (18'2" × 15'4") featuring a FULL-SIZE EGRESS WINDOW—excellent potential to be converted into a LEGAL SUITE (subject to city approval) LOCATION & COMMUNITY: Close to SCHOOLS, PLAYGROUNDS, PARKS, SHOPPING, NOSE HILL PARK, GOLF, and the SANDSTONE BUS TERMINAL for easy commuting. WHY YOU'LL LOVE IT: MOVE-IN READY with all major MECHANICALS UPGRADED, plenty of space, and great FUTURE RENTAL POTENTIAL. Don't wait—Book your showing today!