



GRASSROOTS
REALTY GROUP

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219 Sandstone Drive NW
Calgary, Alberta

MLS # A2272588



\$469,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	893 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Welcome to 219 Sandstone Drive NW, a warm and inviting fully developed 4-level split offering exceptional value and space in one of Calgary's most convenient northwest communities. This well-maintained home features 3 generous-sized bedrooms, 2 full bathrooms, and an open-concept layout. Step inside to find a bright and welcoming main living area accented by hardwood floors. On the 3rd level there is a charming wood-burning fireplace, ideal for cozy evenings. The functional kitchen is equipped with stainless steel appliances, ample storage, and easy access to the dining space—great for everyday living and entertaining. The upper level hosts 2 spacious bedrooms with good-sized closets, while the lower levels offer additional living space, another very large bedroom with its own 3 piece bathroom. The basement (4th level) has tons of storage. A separate side entrance provides added flexibility for future possibilities. Outside, enjoy a private fenced yard, perfect for pets, kids, or relaxation. Parking is never an issue with a double car pad in the backyard plus plenty of street parking available. Recent improvements such as newer siding add curb appeal and peace of mind. Located just steps from transit, shopping, schools, parks, and more, this home delivers a fantastic blend of comfort and convenience. Don't miss your chance to own a wonderful property in the sought-after community of Sandstone!