



GRASSROOTS
REALTY GROUP

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19, 200 Sandstone Drive NW
Calgary, Alberta

MLS # A2277802



\$475,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Sandstone Valley | | |
| Type: | Residential/Triplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,461 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Insulated | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Many Trees | | |

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|--------------------|--|-------------------|----------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 435 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, No Animal Home, Open Floorplan, Pantry, Vaulted Ceiling(s) | | |

Inclusions: Attached Tire Rack in garage, garburator is "as is, where is", Workbench in the basement

OPEN HOUSE SUNDAY JANUARY 11, 2:00-4:00 P.M. Welcome to this beautifully maintained two-bedroom condo townhome nestled on a quiet green space with a coveted double attached, insulated garage. As you approach from the front, you'll appreciate the clean curb appeal and the convenience of direct garage access into your home. Step through the front entry and into a bright, open-concept main level where upgraded carpet and underlay flow throughout, adding comfort and quality. The spacious living room is truly impressive with soaring 20-foot vaulted ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The kitchen has been thoughtfully updated with new cabinet doors and drawers, a convenient pantry for extra storage, and plenty of counter space, while the adjacent dining area overlooks the private green space beyond. The main-floor laundry and two-piece bathroom provide excellent convenience. Step outside through the patio doors onto your extended and permitted 12' x 9' back deck, complete with a gas line for your BBQ—an ideal spot for entertaining or unwinding while enjoying the serene, treed backdrop. Upstairs, the home opens to a bright loft area with white spindle railings and warm wood accents—a perfect reading nook or secondary workspace. Both generously sized bedrooms are located on this level, each with its own full en suite bathroom. The primary bedroom features beautiful vaulted ceilings and a luxurious five-piece en suite with double vanity, separate shower, and soaking tub. The second bedroom offers a well-appointed four-piece en suite. Hunter Douglas blinds dress most windows throughout the home, and nearly all windows have been replaced for improved efficiency (except the rear upstairs). Central air conditioning keeps you comfortable year-round. Below, the

unfinished basement offers a blank canvas ready for your vision—rec room, bedroom, bathroom, and plenty of room for storage. The well-maintained features new asphalt shingles, and the double attached, insulated garage includes a hose bib for added utility. As an extra, a water softener adds to the home's functionality. This turnkey, move-in ready home with its prime green-space location and thoughtful updates truly needs to be seen to be fully appreciated. Be sure to check out the virtual tour!