



2, 200 Sandstone Drive NW
Calgary, Alberta

MLS # A2293170



\$469,900

Division:	Sandstone Valley		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,196 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

This 1,196 sq. ft. bungalow is tucked away in a quiet, friendly cul-de-sac in the sought-after community of Sandstone. The open floor plan features vaulted ceilings that span the living and dining areas, creating an airy feel. Large windows flood the living room with natural light, while the formal dining room boasts charming bay windows overlooking a private side yard. The kitchen offers ample cabinetry and direct access to a 16' x 5' southeast-facing deck. The main floor includes a spacious primary suite with double closets and a 4-piece ensuite, plus a second bedroom and an additional 3-piece bath with integrated laundry. Peace of mind comes standard, as all Poly-B piping has been replaced. The undeveloped basement, featuring high ceilings and rough-in plumbing, is a blank canvas for your finishing touches. Complete with an insulated double garage and a large lot near transit and shopping, this home is an exceptional find.