



**25, 200 Sandstone Drive NW  
Calgary, Alberta**

**MLS # A2302667**



**\$495,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan		

**Inclusions:** N/A

Open House Saturday April 25th 1-3PM\* Welcome to this beautifully updated and meticulously maintained townhome offering over 1,900 sq ft of total developed living space in a quiet, well-managed community. Inside, thoughtful updates are evident throughout—from the slate tile entry to rich hardwood floors and a renovated kitchen featuring granite countertops, premium appliances, and ample cabinetry. The bright and inviting main floor is filled with natural light and features a stunning stone fireplace along with central air conditioning for year-round comfort. A dramatic vaulted ceiling draws your eye upward to a versatile loft space overlooking the main floor—perfect for a home office, reading nook, or fitness area. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, offering comfort and convenience. The spacious primary retreat features east-facing windows and a beautifully updated ensuite complete with dual sinks, granite countertops, and a tiled shower. The partially finished basement adds valuable living space with a unique industrial-chic family room, enhanced with updated lighting and carpeting—ideal for a media area, gym, or creative space. Step outside to your private west-facing deck with a gas line for your BBQ, backing onto tranquil green space and mature trees—perfect for enjoying long summer evenings. Recent upgrades include a new roof (2025), newer hot water tank, updated carpeting, and the addition of central air conditioning, providing peace of mind for years to come. This is a rare opportunity to own a move-in ready, thoughtfully updated home that perfectly balances comfort, style, and everyday functionality.