



**122 Sandstone Drive NW  
Calgary, Alberta**

**MLS # A2151940**



**\$649,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** None

| Illegal Suite | | New Kitchens | | Brand New Appliances | | Walk Out Lot | | Fully Renovated | | Welcome to this stunning family home with illegal Basement SUITE, offering about 1800+ sq ft area of total living space. Upon entering you will find a large living space with abundant natural light coming from massive Brand New windows. This house has gone through an extensive renovation recently which includes New Windows, Flooring, Two Kitchens, Brand new Washrooms, Electrical, Plumbing, Concrete outside, New Garage door, Paint and all Trims. There is an illegal suite 2 Bedrooms with Separate Entrance perfect for investors or for additional income. Amazing convenient shopping, with Beddington Town Centre (London Drugs, Co-Op, banks, gas & more), Deerfoot City, Calgary newest shopping & entertainment experience only minutes away. The commute can't be beat with Centre Street, boasting the Express Transit direct to downtown and Deerfoot is only a few minutes. . If you want to escape to the great outdoors, Nosehill, Canada's 4th largest urban park, is under a mile away. Located across the street from a big and very well maintained park making it the perfect home for your family.