



**GRASSROOTS**  
REALTY GROUP

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**125 Sandpiper Lane NW**  
**Calgary, Alberta**

**MLS # A2201156**



**\$439,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Gara		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home		

**Inclusions:** NONE

Bare Land Condo. Location. Location. Location. Close to school, shopping, park, bus terminal, bus station. Price again for quick sell. Still Negotiable. Check the neighbor's history price. This is Excellent deal. This charming unit townhome in Sandstone Valley NW offers a perfect combination of comfort and style. With fully renovation couple of years ago., this home has nearly 1100 square feet of living space. Featuring 3 bedrooms and 2 bathrooms, the 3rd bathroom can be installed in basement. This home is perfect for a young couple or family looking for a cozy space to their own. Step inside to discover laminate and tile flooring throughout the home, creating a modern and easy-to-maintain living space. Upstairs, you'll find 3 bedrooms and a full bath as well as a convenient 2 piece bath in the master suite. The nursery is adorned with a beautiful custom wall mural, adding a touch of whimsy to the space. The fully finished basement expands your living area with a 3 piece bathroom, laundry room, family room, and a versatile flex area that can be used as a gym, home office, or games area. Outside, the back deck, set to be replaced in 2025, is the perfect spot for summer BBQs with a gas BBQ included and views of the common green space. The home's proximity to 2 elementary schools, playgrounds, shopping, dog park and biking paths makes it an ideal location for families with children and a dog. 10 Minutes to the Airport and Deerfoot City! 5 minutes to Nose Hill Park! South facing Park, what an extra view. Don't miss out on the opportunity to make this lovely townhome your own - schedule a viewing today!