



**GRASSROOTS**  
REALTY GROUP

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**304 Sandpiper Circle NW**  
**Calgary, Alberta**

**MLS # A2205555**



**\$684,800**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage, Wet Bar		

**Inclusions:** None

Major Price reduction: Beautifully updated and exceedingly spacious home with air-conditioning, backing onto Sandstone Park! Immediately be impressed upon entry by the gleaming hardwood floors, updated lighting and designer finishes. The home has been extensively renovated with new roof, quartz counter tops and fresh paint. Bayed west-facing windows stream natural light into the living room with clear sightlines into the dining room, perfect for entertaining. The updated kitchen is a neutral backdrop to all of your prepping and cooking with a plethora of crisp white freshly painted cabinets, extra recessed lighting and ample space for a table overlooking the family room. Retreat at the end of the day to the primary bedroom on the upper level boasting an oversized shower and a stylish and private 4-piece ensuite, no need to share with the kids! Both additional bedrooms on this level are spacious and bright with easy access to the second updated 4-piece bathroom. Gather around the charming wood-burning fireplace in the lower family room or proceed through patio sliders to the expansive rear deck encouraging a seamless indoor/outdoor lifestyle. This level is also home to a 4th guest bedroom, another full bathroom and convenient laundry. Even more space is found in the huge rec room in the finished basement. This extremely versatile area allows plenty of room for family games and movie nights, then refill drinks and snacks at the wet bar. Another flex room with built-ins would be a great tucked away work, study or storage area. The backyard is peaceful oasis with a full-width deck for casual barbecues and time spent unwinding. Kids and pets will love the large grassy yard that continues onto the green space for endless additional play space. This outstanding location is within walking distance to several other parks, Simons Valley School, great amenities

and Nose Hill Park perfect for outdoor enthusiasts and dog owners alike. This wonderful home has it all, come see for yourself!