



**GRASSROOTS**  
REALTY GROUP

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2, 200 Sandstone Drive NW  
Calgary, Alberta

MLS # A2293170



**\$469,900**

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

<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>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 in 2018, the shingles on roof were replaced in 2025. The undeveloped basement, featuring high ceilings and rough-in plumbing, is a blank canvas for your finishing touches. This home is complete with an insulated double garage and a large lot near transit and shopping.