



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

MLS # A2302667



\$495,000

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

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

Inclusions: N/A

Open House Sunday May 3rd NOON-2PM* 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.