



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

MLS # A2320211



\$450,000

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

Backing onto green space and mature trees, this beautifully updated townhome offers over 1,900 sq. ft. of developed living space, an attached double garage, and a highly desirable layout featuring two spacious bedrooms, each with its own private ensuite. The bright and inviting main floor is filled with natural light and showcases soaring vaulted ceilings, rich hardwood flooring, and a stunning stone fireplace that creates a warm and welcoming focal point. The renovated kitchen blends style and functionality with granite countertops, premium stainless steel appliances, abundant cabinetry, and an oversized peninsula ideal for entertaining and everyday living. Overlooking the main floor is a versatile loft space, perfect for a home office, reading nook, fitness area, or bonus lounge. Upstairs, the spacious primary retreat features east-facing windows and a beautifully updated ensuite complete with dual sinks, granite countertops, and a tiled shower. A second generously sized bedroom with its own ensuite provides comfort and privacy for family members or guests. The lower level offers valuable additional living space, ideal for a media room, recreation area, hobby space, or home gym. Step outside to your private west-facing deck with a gas line for your BBQ and enjoy peaceful views of the mature landscaping and green space beyond—an ideal setting for relaxing or entertaining on warm summer evenings. Recent upgrades include a new roof (2025), central air conditioning, updated carpeting, and a newer hot water tank, providing comfort and peace of mind for years to come. Offering exceptional value, thoughtful updates, and a move-in-ready lifestyle in a quiet, well-managed community, this is a rare opportunity to own a beautifully maintained home in an established and sought-after location.