



GRASSROOTS

REALTY GROUP

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**46 Sandalwood Heights NW
Calgary, Alberta**

MLS # A2323926



\$839,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,406 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE this SUN, June 28th at 2-4PM**** Welcome to this exceptional 3+1 bedroom, 3.5-bath home offering over 3,300 sq ft of total living space, positioned on a large pie-shaped lot (7,674 sq ft) in a quiet cul-de-sac in the vibrant community of Sandstone. Located within walking distance to schools and parks, this home features soaring vaulted ceilings, thoughtful upgrades, and exceptional outdoor living—perfect for families seeking space, privacy, and comfort. Step inside and be greeted by a stunning 16.5-foot vaulted ceiling spanning the Living, Dining, and Kitchen areas, complemented by gleaming hardwood flooring throughout. Solar Tube skylights in the Dining and Kitchen areas enhance natural light, creating a bright and airy feel. The Kitchen features a centre island with eating bar, ample cabinetry, and a pantry. The adjacent Breakfast nook opens directly to the beautifully landscaped pie-shaped backyard—a private oasis with a newer deck, paving stone patio with gas hookup, fire pit, and mature trees for exceptional privacy. The Family room, anchored by a wood burning fireplace and built-in shelving, offers a warm and inviting gathering space. A versatile Den and powder room with laundry complete the main level. On the upper level, you're greeted by a versatile Loft providing flexible space perfect for an office or reading retreat. The spacious Primary bedroom featuring a walk-in closet and a generous 5-piece ensuite with skylight, double vanity, and jetted tub. Two additional well-sized bedrooms share a 4-piece bathroom, providing excellent space for family or guests. The finished basement showcases recent upgrades including new lighting, drop ceiling, and brand new carpet (2026), creating a fresh and inviting lower level. A massive Recreation room offers flexible space for multiple purposes—ideal for a home theater, gym, recreation area,

or creative projects. A 4th bedroom and 3-piece bathroom complete this level, providing exceptional versatility for multi-generational living or guest accommodation. Notable upgrades provide peace of mind, including Poly-B plumbing removal (2023), air conditioning (2023), attic insulation (2024), central vacuum (2023), furnace and water softener (2020), and updated windows and doors (2020). Located in the family-friendly community of Sandalwood Heights, this home is within walking distance to Sandalwood Park, two excellent schools—Simons Valley School and Monsignor Neville Anderson School—plus tennis courts and baseball fields. Minutes to the expansive Nose Hill Park offering beautiful trails and outdoor recreation. Excellent walkability to shopping, dining, and community amenities. Quick access to major routes including Stoney Trail makes commuting throughout Calgary convenient. This is a rare opportunity to own a spacious, upgraded home with exceptional outdoor space and location in one of Calgary's most sought-after Northwest communities!