



GRASSROOTS
REALTY GROUP

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23 Sandalwood Close NW
Calgary, Alberta

MLS # A2327987



\$625,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,766 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: house keys, , mailbox keys

5 BEDROOMS | 5-LEVEL SPLIT | SOUTHWEST BACKYARD | OVER 2,000 SQ. FT. OF DEVELOPED LIVING SPACE Welcome to this well maintained 5-level split family home nestled on a quiet street in the highly sought-after community of Sandstone Valley. Offering over 2,000 sq. ft. of developed living space, 5 bedrooms, 2.5 bathrooms, and an incredibly functional layout, this home is designed for growing families who value both space and comfort. From the moment you step inside, you'll appreciate the bright, open feel created by the vaulted ceilings, expansive windows, and thoughtfully designed floor plan. The main level is truly the heart of the home, featuring a spacious living room, formal dining area, and a warm, inviting family room with a cozy gas fireplace with office or bedroom on main level—and a 2 Pc bathroom perfect for everyday living and entertaining alike. The bright kitchen offers stainless steel appliances, ample cabinetry, generous counter space, a pantry, and a sunny breakfast nook overlooking the backyard. Step directly onto the spacious deck with a gas BBQ hookup, making outdoor dining and summer entertaining effortless. The upper level features a spacious primary retreat complete with a walk-in closet and a beautifully updated private ensuite featuring an oversized shower. Two additional generously sized bedrooms and a full bathroom complete this level. The lower level provides outstanding flexibility with a large recreation/family room, a spacious fourth bedroom, teens , guests, or multi-generational living. The fifth bedroom and additional storage areas offer even more possibilities for a home office, gym, hobby room, or future customization. The unfinished full-height basement with rough-in plumbing provides incredible potential to create additional living space tailored to your family's needs. Outside, you'll fall in love with the

private southwest-facing backyard, beautifully landscaped and designed for outdoor enjoyment. Whether relaxing on the deck, entertaining on the patio, gardening, or watching the kids play, this sunny yard is the perfect extension of your living space. Recent updates include shingles,, select windows, laminate flooring, kitchen appliances, and paint, providing added peace of mind for years to come. Ideally located just steps from parks, playgrounds, scenic pathways, and elementary schools, this exceptional home also offers quick access to shopping, public transit, major roadways, and downtown Calgary. This is the perfect opportunity to own a spacious family home in one of Northwest Calgary's most established and family-friendly communities. Book your private showing today and experience everything this exceptional Sandstone Valley home has to offer!