



GRASSROOTS
REALTY GROUP

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81 Sandalwood Court NW
Calgary, Alberta

MLS # A2331272

\$739,900



No Photo Available

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks, Street Lighting, Tree		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Hot Tub, Shed

Rare pie lot. Quiet cul-de-sac. Incredible family home in the heart of Sandstone! Welcome to this spacious, beautifully maintained family home offering over three levels of thoughtfully designed living space in one of northwest Calgary's most established communities. Perfectly situated on a large pie-shaped lot surrounded by mature trees and landscaping, this home offers the space, privacy, and location today's families are looking for. The main floor showcases a timeless layout featuring a welcoming formal living room, elegant dining room, and a beautifully renovated kitchen that flows effortlessly into the bright breakfast nook and expansive family room—creating the perfect hub for everyday living and entertaining. Updated luxury vinyl flooring adds warmth and style throughout the main level. Upstairs, retreat to the oversized primary suite, accessed through beautiful double French doors and complete with a private 4-piece ensuite featuring a relaxing jetted tub. THREE more additional bedrooms and another full bath completes the upper floor. The fully developed basement extends the living space with an additional bedroom, full bathroom, and a spacious recreation room that's perfect for family movie nights, a games room, home gym, or guest accommodations. Step outside and fall in love with the backyard. The massive pie-shaped lot offers exceptional outdoor living with a large two-tier deck, mature trees, beautiful landscaping, and plenty of room for children to play, pets to roam, or summer entertaining with family and friends. The location is second to none. Enjoy being just minutes from the endless trails and natural beauty of Nose Hill Park, while benefiting from quick access to Deerfoot Trail, Stoney Trail, 14 Street NW, Centre Street and downtown Calgary. Walking and biking pathways are just steps away, along with nearby

schools including Simons Valley School and Monsignor Neville Anderson School (K–6), making this an exceptional place to raise a family. Homes offering this combination of generous living space, a premium pie lot, mature surroundings, and outstanding convenience are rarely available. Don't miss your opportunity to make this exceptional Sandstone property your next home! Check out the pictures, then CALL your REALTOR FAST-TO-VIEW!!