



GRASSROOTS
REALTY GROUP

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36 Sandpiper Way NW
Calgary, Alberta

MLS # A2344672



\$599,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,085 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: n/a

EXCELLENT OPPORTUNITY IN SANDSTONE VALLEY! This 1,085 sq ft detached 4-level split features dramatic VAULTED ceilings, updated windows, and renovated bathrooms. The spacious kitchen shines with the MASSIVE CUSTOM CABINETRY and GRANITE countertops. Enjoy a functional floor plan highlighted by a WALK-OUT lower level complete with a cozy fireplace. Outdoor living is a breeze with both front and back decks. The 14' by 24' garage with a gated parking pad add a layer of comfort and security to your vehicle. Perfectly situated steps from schools, shopping, and the local bus loop, with seamless access to Beddington Trail, 14th Street, and Soney Trail. Book your showing today!