

# \$599,900 - 261 Sandstone Drive Nw, Calgary

MLS® #A2197219

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,346 sqft  
Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

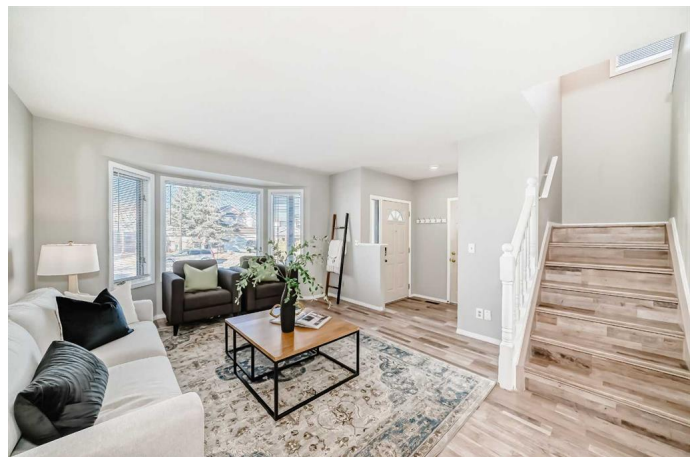
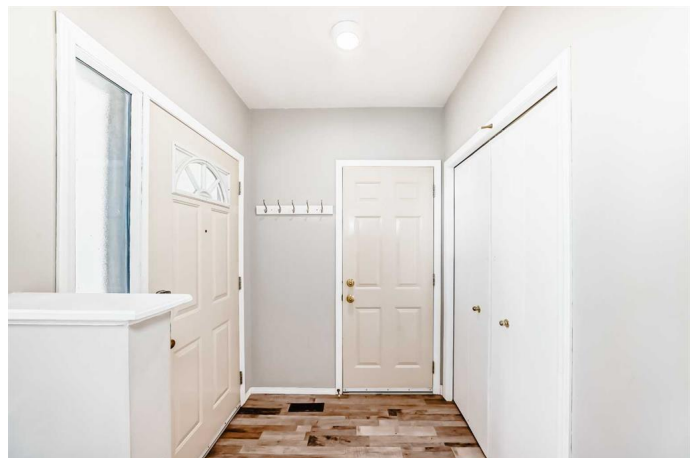
Newly Adjusted Price â€” Priced to sell! This is an incredible value for a home of this size, location, and upgrades. Serious buyers only, please. Welcome to this detached home in the desirable Sandstone community, offering around 2,000 sq. ft. of developed space with a well-designed layout and plenty of room for the whole family!

Step into the bright living and dining area, featuring a large front bay window that fills the space with natural light. The kitchen boasts white cabinetry, sleek quartz countertops, a tile backsplash, and a cozy breakfast nook, perfect for casual meals.

The sunken great room impresses with its vaulted ceilings, large SW-facing window, and a wood-burning fireplace, creating a warm and inviting atmosphere. This level also includes a separate backyard entrance, a private 2-piece bathroom, and a convenient main-floor laundry room.

Designed for easy maintenance, the home features flooring with no carpet throughout. Upstairs, the spacious primary bedroom offers his-and-hers double closets and direct access to a 4-piece bathroom. Two additional well-sized bedrooms provide flexible space for family, guests, or a home office.

The fully finished basement extends your living area with a central rec room, two additional bedrooms, and a full bathroomâ€”ideal for extended family or guests. For peace of mind, the home has been upgraded with PEX plumbing, replacing all Poly B pipes.



Fantastic location! Just a 10-minute walk to two schools and playgrounds, making it a great choice for families. Also within a 5-minute walk to an off-leash dog park, and close to shopping, amenities, Nose Hill Park, and major roads like Country Hills Blvd, Beddington Trail, and 14th Street.

Enjoy the fully fenced, sunny SW-facing backyard with a concrete patio and back lane separation for added privacy. The oversized single attached garage (22' x 12.5') features built-in shelving and high ceilings, maximizing storage space. Plus, the driveway offers two additional large parking spaces, providing ample room for extra vehicles.

With its spacious layout, convenient location, and thoughtful upgrades, this home is a must-see!

Built in 1988

### **Essential Information**

MLS® #	A2197219
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.09
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	261 Sandstone Drive Nw
Subdivision	Sandstone Valley
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 3R6

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	40
Zoning	R-CG

### **Listing Details**

Listing Office	Rhinorealty
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