

**16 Sandalwood Close NW**  
**Calgary, Alberta****MLS # A2228361****\$649,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Nestled in a quiet, well-established neighbourhood, this original-owner bungalow is the perfect blend of classic comfort, thoughtful design, and unbeatable location. With three bedrooms on the main level, this home offers true single-level living—ideal for growing families, downsizers, or anyone looking for everyday ease without compromising on space. Inside, you're welcomed by a spacious front living room filled with natural light from the large picture window, seamlessly connected to a formal dining area that's perfect for hosting dinners and special gatherings. Toward the back of the home, the cozy family room features oak built-ins and a gas fireplace, offering the perfect spot to relax at the end of the day. The adjoining kitchen provides great functionality, with warm oak cabinetry, a striking copper mosaic backsplash, stone-look counters, white appliances, and durable linoleum flooring. The bedroom wing of the home includes a generously sized primary suite complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a well-maintained full bathroom complete the main floor, providing ample space for family, guests, or a home office setup—all conveniently on one level. Downstairs, the basement adds even more value with a large rec/storage room, a smaller flex area, and a separate hobby room with an additional 3-piece bathroom—perfect for creative pursuits or future development options. Additional features include a double attached garage with epoxy flooring, a furnace with lots of life left at approximately 15 years old, and peace of mind with a new roof already in place and eavestroughs scheduled for installation. Set just steps from schools, parks, and green spaces—and with easy access to Country Hills Blvd and nearby shops and restaurants—this location offers both

convenience and community. This is bungalow living at its best: well-maintained, move-in ready, and full of potential. Book your showing today and discover the charm of main floor living in a home designed to grow with you.