

17, 200 Sandstone Drive NW
Calgary, Alberta

MLS # A2250169



\$495,000

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Meticulously cared for home situated in the sought after complex of Sandstone Estates. Thoughtfully designed with 1,975 SF of developed living space with an attached double garage, 2 + 1 bedrooms, 3.5 bathrooms and a versatile loft. The bright and airy main floor welcomes you into a spacious foyer leading to the the open-concept living, dining and kitchen areas. Soaring 2 storey height ceilings and large windows flood the space with natural light, creating an atmosphere of warmth and comfort. Cozy up on chilly evenings beside the corner gas fireplace in the living room and enjoy entertaining in the large dining area with access to the sunny WEST facing deck overlooking the green space and mature trees. The kitchen is well equipped with an abundance of cabinetry and counter space as well as a breakfast bar for additional seating. A conveniently located laundry room and powder room complete this space. Upstairs, a loft area offers endless possibilities for relaxation or productivity, while the expansive primary suite features a 5-piece ensuite complete with a soaker tub and separate shower, as well as a large closet. An additional bedroom, complete with its own 4-piece ensuite, ensures comfort and privacy for all. The basement is finished with a family room, 3rd bedroom, 3 piece bathroom and ample storage. You will appreciate the easy access to major roadways, parks, playgrounds, schools, and shopping making this exceptional home a must see!