

**27, 200 Sandstone Drive NW
Calgary, Alberta**

MLS # A2207144



\$499,000

Division:	Sandstone Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan		

Inclusions: 1 garage door remote,

This is the property you've been waiting for in a complex that rarely has a unit for sale. Welcome to Sandstone Estates in the desirable NW community of Sandstone! Featuring a quiet end unit that's tucked away in the middle of the complex, away from the main road. Offering over 1,400 sq. ft on the upper 2 levels plus a fully developed basement. This thoughtfully designed residence has a total of 4 bedrooms, 4 bathrooms, a double attached garage and a double concrete driveway. No shortage of parking here, enjoy the convenience of being within steps to 2 visitor parking stalls. Upon entry to the residence is a spacious foyer that flows into the open-concept living, dining and kitchen areas. The openness and spaciousness make it easy to entertain guests or host dinner parties. A vaulted ceiling and large windows flood the space with plenty of natural light during the day and into the evening with the west exposure. After the sun has set, cozy up to the corner gas fireplace in the living room. The laundry room and a 2-piece guest bathroom are located off the front foyer and complete the main floor. The upper level hosts a versatile office/flex loft space at the top of the stairs that's open to below. This flex space offers endless possibilities for relaxation or productivity. Down the hall is the expansive primary suite featuring a 5-piece ensuite bathroom with a soaker tub, separate shower and double vanities, linen closet and a large wardrobe closet. An additional bedroom with its own 4-piece ensuite bathroom finishes off the upper level. The developed basement presents 2 additional bedrooms, a 3-piece bathroom, recreation room and an abundance of storage space in the utility room. Located within easy access to major roadways (14th Street, Centre Street and Beddington Blvd.), parks, playgrounds, schools, and shopping. This exceptional home offers an unparalleled

opportunity to embrace the vibrant lifestyle of one of Calgary's most coveted NW communities.