



## 224 Sandstone Place Calgary Alberta

\$649,900

Located on a quiet cul-de-sac, this well-maintained home boasts excellent curb appeal and a beautifully landscaped backyard—ideal for entertaining, with plenty of mature trees and lush bushes providing privacy and charm. Inside, you'll find engineered wide plank hardwood flooring in the bright and spacious living room with a bay window, the formal dining room with sliding doors to a sunny south-facing balcony, and throughout the hallway. The kitchen offers classic raised panel maple cabinetry, stainless steel appliances, and a cozy eating area. The primary bedroom includes cheater access to the main bathroom, which features a tiled tub surround. Secondary bedrooms are finished with comfortable berber carpet. The fully developed lower level features a self-contained illegal suite with its own kitchen, a full bathroom with laundry, a family room, and a large games area—making it ideal for extended family or rental income. Great opportunity for investors or homeowners looking to offset mortgage cost. The current tenant is month to month. (id:6769)

3pc Bathroom 10.67 Ft x 9.50 Ft

Bedroom 12.83 Ft x 14.42 Ft

Kitchen 10.75 Ft x 7.17 Ft

Recreational, Games room 12.75 Ft x 15.92 Ft

Furnace 5.92 Ft x 3.17 Ft

4pc Bathroom 116.42 Ft x 7.33 Ft

Bedroom 12.00 Ft x 8.42 Ft

Bedroom 11.92 Ft x 7.92 Ft

Dining room 11.92 Ft x 9.58 Ft

Kitchen 11.42 Ft x 10.92 Ft

Living room 13.42 Ft x 16.33 Ft

Primary Bedroom 11.42 Ft x 12.17 Ft

Listing Presented By:



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