



234 Sandstone Drive Calgary Alberta

\$618,000

Presenting a very special 4-level split in the sought-after community of Sandstone Valley. Featuring a unique SINGLE ATTACHED + DOUBLE DETACHED GARAGE layout, this charming 2000+ total developed sq.ft. home is surrounded by great neighbors, sunny exposure, and an established yard with beautiful perennials. A welcoming front facade greets you to an open foyer flowing into the spacious main level with bright bay windows, vaulted ceilings, and vinyl flooring. The kitchen with eat-in nook, offers ample cupboard/counter space and large windows that flood the area with natural sunlight. Upstairs, two well-sized bedrooms share a central 4-piece bathroom with a sliding pocket door leading to the large primary bedroom. The lower (at grade) level is perfect for family gatherings, featuring a wood-burning fireplace and generous space affording versatility for various furniture layouts. Sliding glass doors allow convenient access to the fully fenced yard, for backyard activities or bbq's at the flat landing area, while a gentle slope leads to the highly sought after additional double garage. A fourth bedroom and four-piece bathroom with washer/dryer complete this above grade level. The basement level is perfect for movie or game nights boasting a large rec room, corner electric fireplace, and discreet storage closet. An additional (illegal) fifth bedroom, currently plumbed with a sink for a hair salon, is ideal for a reimagined hobby or craft room. This level also includes a 3pc bathroom and the furnace/utility room with extra storage in a crawl space. With a recently updated exterior, including NEW SIDING (listing photos were taken before siding replacement in January 2025), a NEW ROOF (October 2024), and ideally located close to excellent schools, shopping, and transit routes, this home is a fantastic investment opportunity. Move in and enjoy, update over time or renovate ...

Primary Bedroom 13.67 Ft x 10.33 Ft

Bedroom 11.00 Ft x 10.00 Ft

Bedroom 9.75 Ft x 8.67 Ft

4pc Bathroom Measurements not available

Recreational, Games room 17.00 Ft x 14.33 Ft

Storage 4.58 Ft x 4.17 Ft

Laundry room 4.92 Ft x 2.83 Ft

4pc Bathroom Measurements not available

Kitchen 10.58 Ft x 8.08 Ft

Dining room 9.08 Ft x 8.42 Ft

Eat in kitchen 9.00 Ft x 7.33 Ft

Living room 15.00 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom 11.25 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Family room 17.00 Ft x 14.33 Ft

Foyer 5.25 Ft x 4.58 Ft

Bedroom 9.42 Ft x 8.92 Ft