



## 260 Sandstone Place Calgary Alberta

\$579,900

Excellent Location! Don't miss this Bright bi-level on a quiet cul-de-sac with ILLEGAL SUITE IN basement(The main floor tenant pay \$2250 plus utilities+basement tenant pay \$1280 plus utilities). NEW FURNANCE(2024),NEWER ROOF(2022) with upgraded two kitchen,flooring. Featuring two skylights in the living room with a stone faced wood burning fireplace and a large bay window. kitchen with beechwood cabinets. Balcony off the dining room. Three bedrooms with master bedroom having a cheater door to bathroom. Fully finished basement with family room, A FULL KITCHEN, LARGE BEDROOM, gas fireplace, a 3-piece bathroom and a large laundry room. Elegant maintenance free SOUTH FACING backyard with cedar deck. Nearby playground and only 2 blocks away from a major bus terminal(Route 3,64,89,118) .... LIVE UP AND RENT DOWN, CALL TODAY FOR SHOWING! (id:6769)

3pc Bathroom 8.75 Ft x 4.67 Ft

Kitchen 7.92 Ft x 11.33 Ft

Living room 16.17 Ft x 12.58 Ft

Primary Bedroom 12.75 Ft x 14.42 Ft

Primary Bedroom 11.75 Ft x 11.50 Ft

4pc Bathroom 7.75 Ft x 11.25 Ft

Bedroom 8.42 Ft x 12.00 Ft

Bedroom 8.00 Ft x 12.08 Ft

Living room 15.00 Ft x 10.58 Ft

Kitchen 12.08 Ft x 11.58 Ft

Dining room 11.75 Ft x 9.75 Ft

Other 10.83 Ft x 3.67 Ft

Other 25.83 Ft x 14.17 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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