



## 56 Sandstone Road Calgary Alberta

\$549,000

Amazing location for the perfect starter home or investment property. Conveniently located on a quiet street, steps from a playground. Walk into the front door to a cozy and bright living room. Open to the dining area / kitchen with raised breakfast bar. Unwind in front of the wood burning fireplace in the peaceful family room which looks out to the back yard. Detached double garage to keep your vehicles warm on the cold winter days. Upstairs, you will find three generous sized bedrooms and a beautiful tiled shower in the bathroom. Close proximity to grocery stores, restaurants, fitness centers etc. Walking distance to the bus loop for an easy commute to downtown Calgary (~15 minutes drive). New roof and siding will be completed in the coming weeks from the hail storm. (id:6769)

Primary Bedroom 12.08 Ft x 12.42 Ft

3pc Bathroom 8.17 Ft x 6.58 Ft

Bedroom 8.08 Ft x 10.83 Ft

Bedroom 7.83 Ft x 11.42 Ft

Family room 14.08 Ft x 20.00 Ft

Bedroom 11.50 Ft x 11.50 Ft

3pc Bathroom 5.33 Ft x 6.83 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Living room 13.83 Ft x 11.25 Ft

Kitchen 12.75 Ft x 6.00 Ft

Dining room 7.83 Ft x 11.83 Ft

Bonus Room 14.17 Ft x 13.17 Ft

Other 4.25 Ft x 3.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca