



# 1299 SANDSTONE Boulevard Sherwood Park AB

\$389,900

This exceptional home is perfect for any first time buyer, featuring 3 bedrooms, 2.5 baths & located steps away from a PARK & TRAILS! Charming front verandah welcomes you & invites you into find gorgeous wide plank flooring throughout the bright and spacious main level. The kitchen offers plenty of white cabinets, stainless steel appliances & quartz island that over looks the dining & living room. Guest bath & laundry at the back entrance compliments the functional layout. Carpet takes you upstairs to the king sized primary suite with walk in closet & 4pc ensuite. 2 more bedrooms are both generous in size & 4pc main bath complete the upper level. The basement is unfinished and offers plenty of potential for future rec room or 4th bedroom. LOVE the fenced & landscaped yard with tiered deck & access to the DOUBLE garage. Awesome family community of Summerwood steps away from trails, community gardens, splash parks, the Urban forest, shopping, schools & transit. This is move in ready and waiting for you!

Listing Presented By:



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