

# \$599,900 - 55 Sandstone Way Nw, Calgary

MLS® #A2227112

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

**\*\*Open House: 1:00-3:00 PM, Sat, Jun 14\*\*.**

Don't miss the opportunity to own this 2-storey family home on a quiet street in the established area of Sandstone! Featuring 4 bedrooms (3+1), 2.5 bathrooms, fully finished basement, and a double attached garage, this home offers the perfect blend of comfort, function and location. The open-concept layout is enhanced by new luxury vinyl plank flooring (LVP), brand new carpet and fresh paint throughout, creating a bright and inviting atmosphere. The spacious living room features a big window that allows natural light to pour in. The kitchen offers ample cabinet space (brand new dishwasher) and a dining area with a big window. Relax in the west-facing family room with a cozy fireplace, ideal for entertaining or unwinding in the evenings. A 2pc powder room on the main floor adds convenience. Upstairs, you'll find three generously sized bedrooms, including a bright primary suite with ample closet space, and a cheater door to the 3pc bathroom. The fully developed basement extends your living space with a fourth bedroom (non-egress window), another 3pc bathroom, and a large recreation area – perfect for a home office, media room or extended family. Additional highlights include a new roof (on the house) and a large backyard with back lane access, ideal for summer gatherings or future development. Located directly across from a large park with pathways and a playground, and close to top-rated schools, pathways,



public transit and major roadways (Centre Street, Deerfoot Trail). This home blends convenience and a peaceful environment in one of Calgary’s top established communities. Immediate possession is available. Call to book your private showings today!

Built in 1983

**Essential Information**

MLS® #	A2227112
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	55 Sandstone Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3A1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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