

**304 Sandpiper Circle NW  
Calgary, Alberta**

**MLS # A2239580**



# \$669,900

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** AC Unit

Welcome to this beautifully updated and spacious 1,634 sq ft home in the desirable community of Sandstone, backing directly onto the serene Sandstone Park! From the moment you step inside, you'll be impressed by the hardwood floors, designer finishes, updated lighting, and central air-conditioning for year-round comfort. This thoughtfully renovated home features a new roof, fresh paint throughout, and stunning quartz countertops in the kitchen and bathrooms. Sunlight pours into the west-facing bay windows of the front living room, creating a warm and inviting atmosphere. The living and dining areas offer clear sightlines which is ideal for both everyday living and entertaining guests. The bright, updated kitchen offers a clean freshly painted white cabinets, extra recessed lighting, and a cozy breakfast nook that overlooks the sunken family room. Just a few steps down, enjoy cozy evenings by the wood-burning fireplace or step through the patio doors to the expansive rear deck, perfect for seamless indoor-outdoor living. Upstairs, the spacious primary bedroom features a stylish and private 4-piece ensuite with an oversized shower. Two additional bedrooms on this level are filled with natural light and conveniently share a renovated 4-piece bathroom. The lower level offers a versatile 4th bedroom, 3pc bathroom, and a laundry area. The fully finished basement includes a massive recreation room with a wet bar—ideal for movie nights, family games, or entertaining. A flex room with built-ins adds even more functionality as a home office, study area, or storage room. The peaceful backyard oasis boasts a full-width deck and a large grassy area that backs directly onto green space, providing endless room for kids and pets to play. Located in a quiet, family-friendly neighborhood, this home is within walking distance to Simons Valley School, numerous parks,

amenities, and beautiful Nose Hill Park makes it perfect for outdoor enthusiasts and dog lovers alike. This is the perfect blend of location, space, and modern updates—a true gem in Sandstone. Don't miss your chance to make it yours! Check out the virtual link for more information.