

\$499,900 - 131 Sandstone Road Nw, Calgary

MLS® #A2247124

\$499,900

5 Bedroom, 3.00 Bathroom, 1,075 sqft
Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

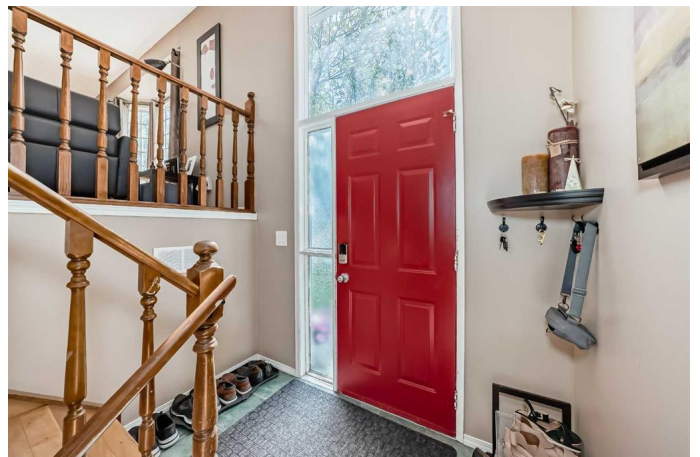
This lovely bi-level home features 3 bedrooms up and 2 additional bedrooms down, along with 3 bathrooms. It has a walk-out basement and was updated with new exterior siding and shingles in 2025.

As you enter, you'll notice the impressive 12-foot ceiling in the front foyer. The main floor boasts solid maple hardwood flooring, with a bright living room featuring a sunny south-facing bay window that is shaded by a large deciduous tree to keep things cool. The kitchen is equipped with an updated side-by-side stainless steel refrigerator, a self-cleaning stove, and a Sakura dual-fan hood. There's also extra counter space along with a mobile island for added convenience.

The master bedroom includes a 4-piece ensuite bathroom, and there are 2 additional bedrooms, one of which is designed as a spacious closet. An additional 4-piece bathroom is also located on the main floor.

The fully finished walk-out basement offers a huge rec room/games room, a large bedroom, and another smaller bedroom/den, all featuring laminate flooring. This level also includes a 3-piece bathroom and a laundry area with a front-load Samsung washer and dryer in the mechanical room.

Step outside onto the tiered rear deck that overlooks a very large, private, treed, and



grassy backyard, providing ample room for a future double or triple garage. The property features a double concrete parking pad in the front yard and is situated on a quiet, tree-lined street that was newly paved in June 2025.

Conveniently located, this home provides quick access to Centre and 4th Street, Country Hills Boulevard, Stoney Trail, and Deerfoot Trail. Despite its central location, the area remains quiet, with excellent Catholic and public schools nearby. It's also within walking distance of a pub, a gas station, a grocery store, and very close to Nose Hill Park. Additionally, there's great access to downtown via the #3 bus, biking, or driving.

The home has strong potential for a basement suite with separate access from the walk-out. The main floor also has its own access to the rear yard and deck. Please note that the sellers are related to the seller's agent.

Built in 1983

Essential Information

MLS® #	A2247124
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,075
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	131 Sandstone Road Nw
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Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2L8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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