



**GRASSROOTS**  
REALTY GROUP

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**68 Sandarac Road NW  
Calgary, Alberta**

**MLS # A2217165**



**\$638,800**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sandstone Valley       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,198 sq.ft.           | <b>Age:</b>   | 1983 (42 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot  |               |                   |

|                    |                       |                   |      |
|--------------------|-----------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Linoleum    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home        |                   |      |

**Inclusions:** none

open house: saturday 1-3pm may 17 2025 Tucked away in a quiet cul-de-sac, this beautifully updated bi-level with a secondary legal basement sits on a generous, private lot with an oversized double detached garage &mdash; a true mechanic's dream. Step inside to over 2,000 sq ft of thoughtfully designed living space. The main floor offers 3 spacious bedrooms and 1.5 baths. A bright, country-style kitchen with ample cabinetry and a large dining area opens to a sunny deck &mdash; perfect for morning coffee or summer BBQs. Relax in the inviting living room with a charming corner fireplace. Plus, enjoy the convenience of main floor laundry. Downstairs, the legalized basement provides incredible versatility and income potential, featuring three additional bedrooms and a massive family room &mdash; ideal for a home theatre, gym, or guest quarters. Outside, the private corner lot boasts mature landscaping and is located just steps from a Tot Lot. Families will appreciate being close to schools, shopping, and transit. Recent updates include fresh paint, new windows, and a new roof &mdash; move-in ready! Don't miss this rare opportunity. Schedule your showing today!