



**GRASSROOTS**  
REALTY GROUP

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**68 Sandarac Road NW**  
**Calgary, Alberta**

**MLS # A2217165**



**\$665,000**

<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

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!