



GRASSROOTS
REALTY GROUP

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**111, 388 Sandarac Drive NW
Calgary, Alberta**

MLS # A2244006



\$409,000

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,546 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Huge price deduction! Don't miss this rare opportunity to own one of the best units in the well-managed Sandpoint Park complex! This spacious three-bedroom townhouse offers an ideal blend of comfort, privacy, and Being only attached to one other unit and backing and siding onto a green space you are sure to fall in love with this home. With paint throughout you are welcomed into this beautiful home with the kitchen nook with large windows and the kitchen at the front of the main floor. The living room and dining room are both spacious and have great views of the green space. Upstairs has 3 bedroom, with a private balcony off of the master bedroom facing the green space. The complex is professionally managed with a strong reputation for maintenance and care. Located just steps from two schools, and close to shopping, parks, and all essential amenities, this home is perfect for families or anyone seeking a convenient lifestyle in a friendly, established community. Book a showing before it is gone!