



GRASSROOTS
REALTY GROUP

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154 Sandarac Drive NW
Calgary, Alberta

MLS # A2246161



\$679,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,819 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to this spacious and well-kept 4 bedroom, 4 bathroom home located on a large corner lot in the unbeatable location of Sandstone NW!—Just 14 minutes to the airport and close to parks, playgrounds, and walking paths. Originally a show home in 1988, this property has been lovingly maintained and offers great curb appeal and functional living space throughout. The open-concept main floor features vaulted ceilings, large windows with plenty of natural light show casing fantastic views, and a flowing layout that’s perfect for families or entertaining. Upstairs, you’ll find generously sized bedrooms and excellent storage throughout. The fully finished walkout basement offers a large rec room and opens directly to a big backyard—ideal for kids, pets, and gatherings. This home offers fantastic value with its size, location, and layout, all at a great price. Don’t miss this incredible opportunity to own a walkout on a corner lot in a family-friendly community! This home won’t last long so book your showing before it’s gone!