



**GRASSROOTS**  
REALTY GROUP

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**22 Sandarac Circle NW**  
**Calgary, Alberta**

**MLS # A2253877**



**\$519,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sandstone Valley                            |               |                   |
| <b>Type:</b>     | Residential/Four Plex                       |               |                   |
| <b>Style:</b>    | Bungalow                                    |               |                   |
| <b>Size:</b>     | 1,367 sq.ft.                                | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Carport, Single Garage Attached             |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 701   |
| <b>Basement:</b>   | Full, Partially Finished   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters |                   |          |

**Inclusions:** Handicap Lift in Garage

OPEN HOUSE on Saturday, September 6th from 2-4pm. Beautifully Updated Bungalow Townhome in 55+ Adult Lifestyle Community  
This home in a well-maintained complex with friendly neighbours blends comfort, convenience, and community, all designed for the lifestyle you've been waiting for. Enjoy the comfort, convenience, and peace of mind that come with this beautifully updated, larger sized, end-unit bungalow townhome in a sought-after 55+ adult lifestyle complex. Designed for easy living, this home offers everything you need on the main floor with the added flexibility of a spacious partially developed lower level. The bright kitchen is both stylish and practical with new appliances, upgraded sink, and quartz counters, opening to a cozy eating nook and a sunny south-facing deck &hellip; a perfect spot to relax and unwind. The generous living and dining area accommodates larger furniture and makes entertaining simple. Two main floor bedrooms (one ideal as a guest room or office) including a primary suite with private ensuite, as well as a second bathroom, plus main floor laundry ensure everyday convenience without stairs. Thoughtful updates include luxury vinyl plank flooring, fresh paint, new trim, quartz counters in both bathrooms, and Poly-B plumbing replaced with PEX&hellip;leaving you with peace of mind and a truly move-in ready home. The lower level offers a full bathroom, plenty of storage, and unlimited potential for hobbies, a workshop, or future development. A single car garage with handicap lift and keypad entry for extra convenience also provides security and accessibility. This home also has a parking pad which provides additional space for your vehicles. Set in a quiet, well-cared-for complex that also has a clubhouse (Hacienda Clubhouse) with kitchen and recreation room, and is close to shopping and amenities, this home is

perfect for those looking to simplify their lifestyle without sacrificing space or comfort.