



**GRASSROOTS**  
REALTY GROUP

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**52 Sandarac Circle NW**  
**Calgary, Alberta**

**MLS # A2263600**



**\$420,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 503

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** window coverings

Tucked into a quiet 55+ adult community in Sandstone Valley, this charming walkout bungalow townhouse offers an exceptional opportunity for downsizers or retirees seeking a peaceful, low-maintenance lifestyle with room to make it their own. With over 1,600 sq ft of developed living space across two levels, this 3-bedroom, 2-bathroom home is functional, spacious, and ready for your personal touch. The main floor features a bright and practical layout, including a well-kept kitchen with plenty of cabinet storage and a cozy dining area that leads onto a raised deck overlooking mature trees and a serene greenbelt. The generous living room, primary bedroom, a second bedroom, and a full 4-piece bathroom complete the upper level. The fully finished walkout basement offers a large family room with a gas fireplace, a third bedroom, and a 3-piece bathroom—perfect for visiting guests or hobbies. The lower-level patio opens to the landscaped grounds that back onto a tranquil pathway, creating a lovely backdrop for relaxation. The lower-level utility room includes laundry and extra storage. A single attached garage and a well-managed condo board add further value. Ideally located close to transit, shopping, this home is a great fit for those looking for quiet comfort and the flexibility to update finishes over time.