

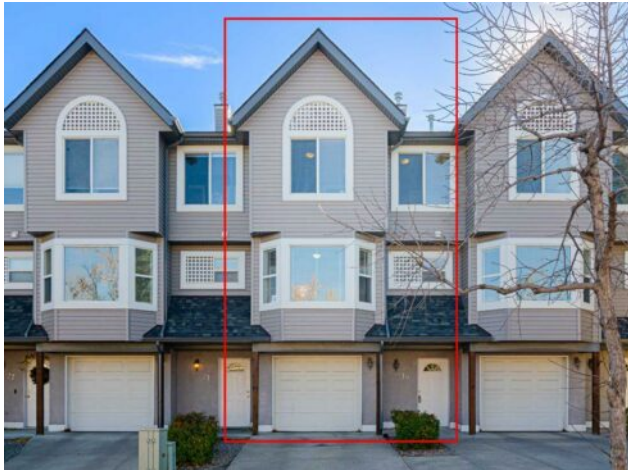


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19 Sandarac Road NW
Calgary, Alberta

MLS # A2264188



\$399,900

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,347 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Flag Lot, Landscaped		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 435

LLD: -

Zoning: M-CG d39

Utilities: -

Inclusions: NONE

Welcome to your new home in the heart of NW Calgary! 3 storey townhome centrally located close to 14ST/ or Deerfoot Tr with fast access to DT vs Airport, offers 3-bedrooms, 2.5-bathrooms and a single garage! Combines of modern comfort and stylish living, this home features a bright & spacious living room with bay window, a formal dining room adjacent between living space and the kitchen, all updated with brand new LVP flooring throughout. 3 large windows and a patio door in the South facing kitchen and dinning nook, flooded with plenty of sunlight most of the day, it's perfect for both everyday meals and entertaining. There is a gas fireplace that adds warmth and charm to the chilly winter as an added bonus. 2nd floor features a large primary bedroom, which easily accommodating a king-size bed. It includes a luxurious 3-piece ensuite, and a WIC for all your storage needs. Two additional well-appointed bedrooms and a modern 4-piece bathroom complete this level, offering flexibility for family, guests, or a home office. Convenience is key with laundry located in entry level, and the basement provides additional storage space for whole family needs. Secured parking in the attached garage with full length parking pad. House is just being professionally cleaned in move-in condition! Come see it and make it your home today!