



**103 Sandarac Place NW
Calgary, Alberta**

MLS # A2277271

\$715,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,760 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

NEW ROOF, SIDING, SOFT METALS | LOW MAINTENANCE BACKYARD | CORNER LOT | Welcome home to 103 Sandarac Place. This beautiful home has been lovingly maintained and updated by the same owner for almost 4 decades. The living room and dining room are flooded with natural light and feature gorgeous Mannington engineered hardwood flooring. The kitchen has extensive storage, quartz counters, and stainless steel appliances. Upstairs you'll find the primary bedroom with a 4-piece ensuite that includes a jetted bathtub for maximum relaxation. There are an additional two bedrooms upstairs as well as a 3-piece bathroom. The lower level includes a fourth bedroom, 2-piece bathroom & laundry room, and a large family room featuring a gas fireplace and patio doors leading to the backyard. The basement features a recreation room, flex area, and currently has a workshop for your hobby dreams. There is a bathroom rough-in in the storage room located off the recreation room to add a fourth bathroom; or move the laundry to the storage room and add a bath/shower to the lower level bathroom. The 600sqft crawlspace provides ample storage. The low maintenance backyard is the perfect space for entertaining friends and family with plenty of space for patio furniture, garden boxes, and direct access to the large family room. This home is turnkey ready with many upgrades completed in recent years including new roof, siding, and soft metals (2025), Water Softener (2023), Hot Water Tank & Air Conditioner (2020), Furnace (2017), Fence & Retaining Wall (2021). Perfectly located within walking distance to Sandstone Park, public and private elementary schools, Sandstone Village shops, and Nose Hill Park. Contact your Realtor to book a showing today!