



**GRASSROOTS**  
REALTY GROUP

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## 41 Sandarac Villas NW Calgary, Alberta

**MLS # A2280756**



# \$399,900

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 466
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d39
<b>Utilities:</b>	-

**Inclusions:** None

Welcome to this bright and beautifully maintained townhouse, ideally located in the heart of family-friendly Sandstone Valley. The townhome backs onto walking paths leading to Sandstone off-leash area, Macewan Glen park, and uber popular Nose Hill Park. The open and airy floorplan is filled with natural light from charming bay windows on both sides, featuring a warm living room with a gas fireplace, a dedicated dining area, and sliding doors that open onto a spacious deck overlooking a sunny south-facing backyard. The generous kitchen offers crisp white cabinetry, a corner pantry, dual sinks, and plenty of counter space for everyday living. Upstairs, you'll find three good-sized bedrooms and 2.5 baths, including a comfortable primary retreat with a 3 pc ensuite. The entry level adds exceptional functionality with a large laundry room, utility area, and abundant storage, plus direct access to the attached single car garage with additional storage and a driveway for a second vehicle. Enjoy quick access to 14th Street, Beddington Trail, public transit, shopping, and all major grocery stores within 10 minutes. The community is dotted with green spaces and parks providing trails and outdoor recreation just steps from home. Within a 1-3 km radius are also several schools serving the neighbourhood, including Monsignor Neville Anderson School, Simons Valley and Valley Creek School. This is a fantastic opportunity to enjoy comfortable, low-maintenance living in a well connected northwest community, don't miss your chance to make this bright Sandstone Valley townhouse your new home.