



**237 Sandarac Drive NW
Calgary, Alberta**

MLS # A2289503



\$579,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,254 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Nestled in the heart of the desirable Sandstone area, this well-maintained bi-level home boasts a warm and inviting layout perfect for the family . The cozy family room features a wood burning fireplace, that's sure to become a favorite gathering spot. The spacious kitchen is equipped with oak cabinets and offer direct access to the private deck, where you can enjoy the afternoon sun. The south facing backyard is a lovely spot to relax, The upstairs level features three generous bedrooms, including a bright master bedroom with an ensuite and a full bedroom, additional features include a front drive double garage, and recent upgardes such as a new furnace (2016), water tank (2020), roof (2025), and luxury vinyl plank flooring in the kitchen and front foyer (2026). The enire house has been freshly painted (2026). All Poly -B has been removed from the property (2026). The lower level offers laundry facilities and an unfinished area provides outstanding flexibility , develop it later to suit your needs. This home is conveniently located within walking distance to Public and Catholic elementary schools, tennis courts, and an outdoor skating rink, with easy access to major routes, shopping, and amenities.