



100, 388 Sandarac Drive NW  
Calgary, Alberta

MLS # A2154399



**\$468,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,542 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Located in picturesque neighbourhood of Sandstone Valley, this townhouse offers 3 generous size bedrooms, 2.5 bathrooms, fully finished basement, an attached single garage with a driveway and a private rear deck. Its exterior facade, characterized by a harmonious blend of nature, corner lot and tasteful landscaping surrounding this home and welcomes residents and visitors alike with a sense of timeless charm. Upon entering, the main floor unfolds into a well-conceived open-concept living space. Large windows flood the room with natural light, highlighting the rich tones off the vinyl floors and creating an inviting atmosphere. The living area transitions into a dining space, perfectly situated for both casual family meals and more formal gatherings. The kitchen, a focal point of the main floor flows between a convenient eating nook and the dining room giving easy options and providing ample storage space. It serves as a culinary haven for residents, where the joy of cooking meets the aesthetics of kitchen design. Ascending the staircase, the second floor reveals a thoughtfully designed layout featuring bedrooms that strike a balance between comfort and size. The primary suite, a tranquil retreat, offers a spacious bedroom, walk-in closet, an updated private ensuite bath and personal deck. A key highlight of this townhouse is the surrounding outdoor space. A private patio extends the dining area, providing a perfect setting for dining, relaxation, or gardening enthusiasts. This outdoor oasis offers a refreshing escape and an extension of the home's overall appeal. The townhouse's practical features include a fully finished basement, a functional design, tons windows throughout allowing an abundance of natural light into this home, ample storage solutions, and a designated laundry area. Situated in a sought-after community, this townhouse offers proximity to

local amenities, schools, transportation and recreational spaces. Its convenient location allows residents to embrace a dynamic urban lifestyle while enjoying the comforts of a well-designed home. In essence, this townhouse encapsulates the perfect fusion of easy living and classic charm, providing an ideal haven for those seeking both style and functionality.