



**72 Sandarac Circle NW  
Calgary, Alberta**

**MLS # A2183522**



**\$459,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Fireplace Insert, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** none

Horizon Village Sandstone 55 plus Community! Welcome to this bright and spacious Villa style bungalow. With just under 1200 sq. ft. per level this 3 bedrooms , 2 up ,1 down, 2 bathroom home. Main floor has spacious living room, large primary bedroom with walk-in closet, 2nd bedroom and 4-piece bath. Living room, dining room over looking green space, ravine and walk-way. Good sized kitchen with lots of cabinets. Fully finished walk-out with family room/games room complete with fireplace, bedroom, 3 piece bath, den and storage room. Tucked nicely into the bottom corner of Sandstone Valley, this senior living 55 plus townhome is perfectly situated with access to many walk ways right out your back door. This complex is very well maintained and has a great club house that regularly hosts many social events. Nose Hill Park is just a block away and there are excellent shopping amenities and restaurants and city transit to cover all your day-to-day needs!