128, 388 Sandarac Drive NW
Calgary, Alberta

MLS # A2206983

$439,900

Division:	Sandstone Valley
Type:	Residential/Other
Style:	2 Storey
Size:	1,557 sq.ft.
Age:	1992 (33 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Parking Pad, Single Gar
Lot Size:	0.05 Acre
Lot Feat:	Front Yard, Level, Low Maintenance Landscape, Treed

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 550
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Stucco	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Granite Counters, No Smoking Home, Recreation Facilities, Vinyl Windows

Inclusions: Vacu flo & attachments

Welcome Home, this townhome is located in the sought after community of Sandstone Valley. Well maintained by original owner through out the years. Spacious room sizes with neutral decor through out. Flooded with natural light, windows have all been replaced with triple pane in 2023. The walk thru kitchen has ample cabinetry & quartz countertops for your culinary & entertainment pleasure. The appliances have been upgraded with in the last few years. A cozy dining nook to a bright open view of your front yard. The dining room is adjacent to your living room with patio doors to your private deck. Enjoy the open concept with an inviting built in gas fireplace in the living room. The primary bedroom has a 4 piece bath & walk in closet, the private balcony off the bedroom is a relaxing retreat. The basement is a blank slate with roughed in plumbing awaiting your design ideas, hot water tank replaced in 2024, new furnace in 2018. The attached garage is insulated & drywalled, plus extra parking on the front drive. There is a private facility for functions & meetings. Located mins to shopping, schools, community hall, public transportation & Nose hill park. A perfect place with space to raise a family.