



**GRASSROOTS**  
REALTY GROUP

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**107, 388 Sandarac Drive NW  
Calgary, Alberta**

**MLS # A2209865**



**\$440,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, Paved, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to beautiful Sandpoint Park located in sought after Sandstone Valley! This 4 Bedroom, 3.5 Bathroom, West facing, 2 Story townhome with fully developed walkout basement provides ample space for families of all sizes. Property original features have been meticulously maintained by the one owner over the years and are perfect for some modern upgrades. A total of (2047 Sqf) including basement, new hot water tank, new furnace, newer windows and blinds. The open-concept design on the main level has sunny breakfast nook adjacent to the kitchen, the living / dining area has a cozy gas fireplace, balcony access enhance the space and half bathroom. Upstairs has 3 good sized bedrooms, 4 pc bathroom, primary bedroom includes a full ensuite bathroom with a double vanity, walk-in closet and private balcony. The basement is fully developed with a walkout to grade level, 4th bedroom, additional 4pc bathroom, large laundry area, utility room and under stairs storage area. The single attached garage provides convenient parking, additional storage and space for an additional vehicle on the front drive. Sandpoint Park is directly across the street from Simons Valley elementary school, Monsignor Neville Anderson School, Sandstone / MacEwan Community news, numerous playgrounds, tennis courts, outdoor rink, baseball and soccer fields. Green spaces, shopping centers, transit are close by, with property having direct access to 14st / Country Hills Blvd for convenient commutes. There is a private facility within the complex for functions, meetings and resident mail box room. Don't miss this opportunity to make this charming townhouse your new home. Priced to move! Contact us today to schedule your viewing.