



GRASSROOTS
REALTY GROUP

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229 Sandarac Drive NW
Calgary, Alberta

MLS # A2212633



\$694,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,698 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance L		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: Propagation Station, Mirror in Master Bedroom, electric lawn mower, whipper snipper, lawn and snow tools

OPEN HOUSE: Good Friday 12-2pm. Saturday 11-1pm, Sunday 12-2pm. Welcome to this RARE 5-level split home offers approximately 2076 sq. ft. of developed living space. It is perfectly situated just two blocks from both Catholic & Public schools, making it an ideal choice for families. With a host of recent upgrades, you can simply move in and enjoy all this home has to offer. As you enter through the new glass storm door, you'll be greeted by the open, soaring vaulted ceilings of the main floor. The formal living/sitting room features a charming bay window that frames the front yard, creating a peaceful space for entertaining family and friends. Adjacent to this is the formal dining room, perfect for hosting gatherings. The kitchen shines with rich granite countertops and oak cabinets, inviting culinary creativity. Access the upper deck through double doors—perfect for barbecues—or step down to the lower deck and greenhouse, convenient to gather fresh herbs and vegetables for dinner. The bright dining nook overlooks the heart of the home, where the family activities take place. The third level boasts a cozy family room, complete with a wood-burning fireplace with gas lighter, with WALK-OUT through double doors leading to the lower deck, yard, and greenhouse. This level also includes a convenient 2-piece powder room, coat closet, access to the double attached garage and the 4th level. On the fourth level, discover a multifunctional flex space that can adapt to your needs—consider it a music room, play area, gym, office, or yoga studio! This environmentally friendly home features solar panels installed in 2022, resulting in a surplus of \$411.76 of energy credits in 2024 paid by check. In 2025, new triple-pane windows were installed, enhancing energy efficiency along with new 30-year shingles and eaves troughs. The vinyl siding was updated in

late 2024, and a new 50-gallon hot water tank was also installed. Additional highlights include a central air conditioning unit for comfort, a sump pump for a dry basement, a humidifier installed in 2020, and a recent PEX pipe conversion in 2023. Enjoy the luxury of a paid-in-full paved lane that minimizes the dust. The property features a stunning 8'x12' greenhouse with automatic windows that open via hydraulic pistons when temperatures exceed 20°C. Watering is a breeze with a self-irrigating system. The twin-walled polycarbonate construction ensures durability against hail storms keeping your plants safe! The unfinished basement, with its high ceilings, houses your high-efficiency furnace, hot water tank, sump pump, while also providing ample storage with multiple shelving units and laundry space. Don't miss this wonderful opportunity to live in a vibrant community with playgrounds, public transit, shopping, and easy access to major routes. This home is in Exceptional Condition, perfectly blending comfort, luxury, and practicality. Schedule your showing today to experience all that this phenomenal property offers!