



**GRASSROOTS**

REALTY GROUP

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**109, 388 Sandarac Drive NW  
Calgary, Alberta**

**MLS # A2314844**



**\$449,500**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	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>	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Turnkey Luxury in Sandstone Valley &dash; Substantially Updated with Extensive Upgrades. Experience the perfect blend of modern style, functional design, and ultimate peace of mind in this stunning, fully updated Sandstone Valley townhouse. Thoughtfully designed for both relaxed living and effortless entertaining, this home stands out with an impressive list of recent capital improvements, offering a truly maintenance-free lifestyle. The extensive list of high-value upgrades features a brand-new roof and eaves (2026), newer appliances (2024), and completely renovated bathrooms (2023), including beautiful new tiling on the main and upper levels plus a new basement toilet. The massive transformation in 2022 introduced brand-new windows, a new hot water tank, fresh paint, modern light fixtures, and plush new carpeting throughout. The heart of the home was also beautifully refreshed with new kitchen countertops, a new sink, updated hardware, and modern cabinet fronts. Inside, the bright and spacious floor plan is anchored by a contemporary color palette. The main living area transitions effortlessly to a private patio, perfect for morning coffee or summer BBQs. Upstairs, you'll find three generously sized bedrooms, highlighted by a primary suite with a beautifully designed, highly usable ensuite. Rare for homes of this style, the property boasts 2 full bathrooms and 2 half bathrooms, ensuring ultimate convenience for family and guests alike. Complete with a single attached garage (featuring a new garage door opener), abundant storage space, and convenient in-suite laundry, there is absolutely nothing left to do but move in. Enjoy an unbeatable location with quick access to local schools, shopping centers, public transit, and major commuter routes for an effortless daily commute.