



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

166, 388 Sandarac Drive NW
Calgary, Alberta

MLS # A2327719



\$359,000

Division:	Sandstone Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG-d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to your next family home in the highly sought-after, pet-friendly community of Sandstone Park! This beautifully maintained end-unit townhome offers over 1,500 sq. ft. of bright, comfortable living space with 3 spacious bedrooms, 2.5 bathrooms, and an attached single garage - perfect for growing families or anyone looking for room to spread out. Filled with natural light, the main floor features a sunny breakfast nook surrounded by large windows, creating the perfect spot to enjoy your morning coffee or gather for family meals. A separate dining area flows effortlessly into the spacious living room, making entertaining easy while still providing plenty of room for everyday family life. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary retreat with a private balcony, walk-in closet, and 5-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide comfortable space for children, guests, or a home office. The well-managed Sandstone Park complex has been thoughtfully updated with new windows (2022) and a brand-new roof and eaves (2026), giving you added peace of mind for years to come. The location truly makes this home special. Imagine being able to walk your children to both Simons Valley School and Monsignor Neville Anderson Catholic School, with a bus stop conveniently located right outside the complex. Weekends can be spent exploring the endless walking and biking trails of nearby Nose Hill Park, while Beddington Towne Centre, Creekside, and Country Hills Town Centre offer all the shopping, dining, and everyday conveniences you'll need. With quick access to 14 Street NW, Country Hills Boulevard, major roadways, and Calgary International Airport just minutes away, commuting is effortless. This is more than just a townhome. It's a

place where families can grow, create lasting memories, and enjoy the best of Northwest Calgary living.