



GRASSROOTS
REALTY GROUP

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92, 388 Sandarac Drive NW
Calgary, Alberta

MLS # A2328806



\$399,900

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Level, No Back Lane, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

**** Open House: Sat & Sun July 18,19: 2-4pm ****Welcome home to Sandstone Valley! Tucked away in a quiet, well-maintained townhouse complex, this spacious home offers a functional layout, thoughtful updates, and an unbeatable location. The main floor features a bright kitchen with a cozy eating area, a separate dining room, and a large living room with a gas fireplace—perfect for relaxing or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a generous primary bedroom with its own private balcony, two (one walk-in) closets, and a full ensuite. Two additional spacious bedrooms and a renovated full bathroom provide plenty of room for the whole family. The fully finished basement adds even more living space with a large recreation room, a flexible area that's perfect for a home office, gym, or playroom, plus a 3-piece bathroom. This home has been well cared for and features several valuable updates, including renovated bathrooms, newer windows, a newer furnace and hot water tank, new washer and dryer, as well as a newer electric stove and dishwasher. Located just off 14 Street NW and Country Hills Boulevard, you'll love being within walking distance of both public and Catholic elementary schools, with a bus stop right outside the complex for added convenience. Whether you're a first-time buyer, a growing family, or looking for more space in a fantastic Northwest Calgary location, this home is one you won't want to miss.