



GRASSROOTS
REALTY GROUP

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30 Sandarac Circle NW
Calgary, Alberta

MLS # A2334361



\$470,000

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Double Garage Attached, Enclosed, Front Drive, Garage Door Oper		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 720
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Laminate Counters, See Remarks, Separate Entrance, Storage		

Inclusions: Water Softener "As-Is" (Never Used), Central Vacuum System "As-Is" (Never Used), Murphy Bed in Spare Bedroom, Fully Operable Chair Lift to Basement

WOW! Rarely do these end-unit bungalow villas become available in the highly sought-after 55+ community of "Horizon Sandstone Valley". Offering 1,373 sq. ft. of updated and upgraded single-level living space -- with 2 bedrooms and 2 full bathrooms -- plus an additional 1,308 sq. ft. of unfinished basement space for future development -- this property offers a one-of-a-kind opportunity. The bright kitchen features refinished white cabinetry with updated hardware, laminate countertops, newer appliances, and a sunny breakfast nook overlooking the private south-facing backyard. The spacious living and dining rooms are perfect for entertaining and enjoy the same peaceful backyard views. The large primary bedroom offers dual closets and a private ensuite with a walk-in shower, while the renovated main bathroom features a newer glass-enclosed walk-in shower and updated fixtures. A built-in Murphy bed adds versatility to the second bedroom, making it ideal for guests or a home office/den. Additional updates include central air conditioning (approx. 3 years old), PEX plumbing (NO Poly-B), furnace (2012), hot water tank (2019), some newer vinyl windows, updated lighting, laminate flooring, immaculate carpeting, and a fully operational chair lift (approx. 3 years old) which provides easy access to the basement. The main floor laundry/mudroom leads to the insulated, drywalled double attached garage with a workbench. Outside, enjoy a private, south-facing backyard with mature trees, a retaining wall, and a newer composite deck with a gas BBQ hookup. Brand-new roof shingles, eavestroughs, and downspouts were just completed in May 2026, adding even more peace of mind. Located in one of northwest Calgary's most desirable adult-living communities, near to absolutely all amenities! Don't miss out--call today!

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