



**GRASSROOTS**  
REALTY GROUP

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76, 388 Sandarac Drive NW  
Calgary, Alberta

MLS # A2336774



**\$378,500**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Sandstone Valley       |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,417 sq.ft.           | Age:   | 1992 (34 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.06 Acre              |        |                   |
| Lot Feat: | Landscaped             |        |                   |

|             |                         |            |          |
|-------------|-------------------------|------------|----------|
| Heating:    | Forced Air, Natural Gas | Water:     | -        |
| Floors:     | Carpet                  | Sewer:     | -        |
| Roof:       | Asphalt Shingle         | Condo Fee: | \$ 550   |
| Basement:   | Full                    | LLD:       | -        |
| Exterior:   | Stucco                  | Zoning:    | M-CG d44 |
| Foundation: | Poured Concrete         | Utilities: | -        |
| Features:   | Laminate Counters       |            |          |

Inclusions: None

Welcome to Sandstone Park! This bright end-unit townhome offers a fully finished basement, 4 bedrooms and 3.5 baths, with peaceful green field views right off your back patio. The main floor feels open and inviting, featuring a spacious living room with an electric fireplace, a bright kitchen and dining area, and a convenient 2-piece powder room. Patio doors lead to your private outdoor space, where you can enjoy the peaceful views and summer BBQs. Head upstairs to find 3 big bedrooms and 2 full baths. The primary bedroom feels like a real retreat, with double vanities, a walk-in closet, and its own private balcony. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, the fully finished basement adds a 4th bedroom, another full bathroom, a large recreation room, and laundry/storage space. A newer washer adds an extra touch of convenience. The location is hard to beat, with Nose Hill Park and its extensive walking and biking trails just minutes away. You're also close to schools, shopping, restaurants, public transit, and major roadways, with an express bus stop nearby offering convenient access to downtown.