



GRASSROOTS
REALTY GROUP

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135 Sandarac Place NW
Calgary, Alberta

MLS # A2343359



\$600,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	Mini Fridge
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Welcome to a home where the expensive work has already been done. Tucked into a quiet cul-de-sac in established Sandstone Valley, this beautifully updated two-storey sits on a pie-shaped lot and offers a long list of improvements inside and out. The main floor features vinyl plank flooring, updated lighting, a renovated kitchen with quartz countertops, stainless steel appliances, custom shelving and a built-in wine rack, plus a cozy wood-burning fireplace and an updated powder room. Upstairs, you’ll find three bedrooms, a renovated four-piece main bathroom and a primary suite with a walk-in closet and updated three-piece ensuite with a custom glass shower. The finished basement adds valuable extra living space with a recreation area, wet bar, beverage fridge and separate office. Major updates include a fully replaced roof in 2024, newer windows, central air conditioning, newer mechanical equipment, water softener, newer deck and more. With an attached garage, quiet cul-de-sac location and easy access to schools, parks, shopping and major routes, this is the kind of home where you can move in and enjoy it without immediately starting a renovation list.