

\$429,900 - 21, 388 Sandarac Drive Nw, Calgary

MLS® #A2109825

\$429,900

3 Bedroom, 3.00 Bathroom, 1,559 sqft

Residential on 0.06 Acres

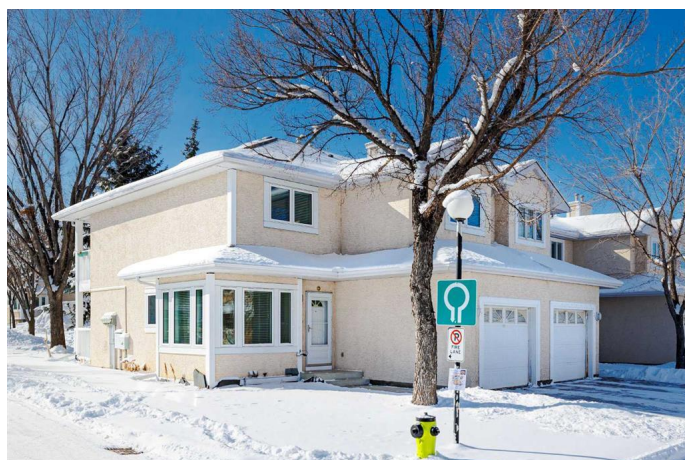
Sandstone Valley, Calgary, Alberta

Nestled within a picturesque neighborhood, this townhouse stands as a testament to contemporary elegance and functional design. Its exterior facade, characterized by a harmonious blend of nature, corner lot and tasteful landscaping surrounding this home and welcomes residents and visitors alike with a sense of timeless charm.

Upon entering, the main floor unfolds into a well-conceived open-concept living space. Large windows flood the room with natural light, highlighting the rich tones of the hardwood floors and creating an inviting atmosphere. The living area seamlessly transitions into a dining space, perfectly situated for both casual family meals and more formal gatherings.

The kitchen, a focal point of the main floor flows between a convenient eating nook and the dining room giving easy options and providing ample storage space. It serves as a culinary haven for residents, where the joy of cooking meets the aesthetics of kitchen design.

Ascending the staircase, the second floor reveals a thoughtfully designed layout featuring bedrooms that strike a balance between comfort and size. The primary suite, a tranquil retreat, offers a spacious bedroom, walk-in closet, an updated private ensuite bath and personal deck surrounded by lush trees. A key highlight of this townhouse is the surrounding outdoor space. A south facing private patio extends the dining area, providing



a perfect setting for dining, relaxation, or gardening enthusiasts. This outdoor oasis offers a refreshing escape and an extension of the home's overall appeal.

The townhouse's practical features include a fully finished basement, a functional design, tons windows throughout allowing an abundance of natural light into this home, ample storage solutions, and a designated laundry area.

Situated in a sought-after community, this townhouse offers proximity to local amenities, schools, transportation and recreational spaces. Its convenient location allows residents to embrace a dynamic urban lifestyle while enjoying the comforts of a well-designed home. In essence, this townhouse encapsulates the perfect fusion of easy living and classic charm, providing an ideal haven for those seeking both style and functionality.

Built in 1992

Essential Information

MLS® #	A2109825
Price	\$429,900
Sold Price	\$468,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.06
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	21, 388 Sandarac Drive Nw
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Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4E3

Amenities

Amenities	Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot, Lawn, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 27th, 2024
Days on Market	22
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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