

\$625,000 - 159 Sandarac Place Nw, Calgary

MLS® #A2121731

\$625,000

4 Bedroom, 4.00 Bathroom, 1,641 sqft

Residential on 0.12 Acres

Sandstone Valley, Calgary, Alberta

OPEN HOUSE CANCELLED! PROPERTY NOW FIRM SOLD* Sat April 13 2-4:30pm
Beautifully cared for and in a prime location, this lovely Sandstone Valley home rests on a large corner lot. The driveway is framed by stately evergreens, and the front door opens to a phenomenal layout filled with an elegance that showcases the lasting quality of the original design selections. Dark oak flooring is timeless and stunning, running throughout the huge living room, where a bay window and a skylight bring in tons of natural light. The space steps up to a sun-drenched dining area with updated lighting, before moving back to the kitchen in a classic floorplan. The kitchen retains much of its charm, offering you the option to update to your style if you wish. Whitewashed cabinetry and wood countertops add a rustic flair that is popular now, and vintage tile backsplashes add to the aesthetic. A breakfast nook looks out over the backyard; the perfect spot for a peaceful cup of your favourite warm drink. A cozy sunken family room centres around the fireplace which has been upgraded to gas, and impressive built-ins include a wet bar that will level up your gatherings, especially on nice days when you can open the sliding glass doors to the deck. A powder room in the hall completes this level. Upstairs, the primary bedroom is spacious and serene, with a huge walk-in closet and a full ensuite. There are two more bedrooms on this level, as well as another full bathroom and a



linen closet in a family-friendly layout. On the lower level, the finished basement includes a rec area and tons of storage. There is a fourth bedroom with a walk-in closet, as well as another full bathroom also with a walk-in closet. The furnace and hot water tank were replaced in the last few years – thoughtful upgrades. Outside, the deck steps down to a large, tiered lawn edged with mature trees and foliage is a peaceful place to entertain, garden, or for kids and pets to play. Within steps, you can access the pathway system that winds throughout the neighbourhood, connecting to parks and playgrounds, including iconic Nose Hill Park. Also in walking distance, the Sandstone Village shopping plaza offers a range of restaurants and services. Schools and shopping are just a short drive away, and 14 St is a primary route that conveniently connects you to the rest of the city. See this one today!

Built in 1984

Essential Information

MLS® #	A2121731
Price	\$625,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	159 Sandarac Place Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2Y6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

Interior

Interior Features	Ceiling Fan(s), Skylight(s), Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 13th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

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