

# \$459,900 - 113, 388 Sandarac Drive Nw, Calgary

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MLS® #A2138387

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,563 sqft

Residential on 0.07 Acres

Sandstone Valley, Calgary, Alberta

Welcome to your new home! This wonderful property is situated in a cul-de-sac and backs onto green space, making it ideal for families. This home has 2226sqft of living space. The large master bedroom features a walk-in closet, a 5-piece en-suite, and a private balcony. This 3-bedroom, 2.5-bathroom home also boasts a gas fireplace in the living room and a fully developed basement. The basement has rough-in plumbing for a future bathroom. This wonderful condo has had all the windows replaced with triple-pane windows just over a year ago. Conveniently located close to schools, parks and major roads, you'll have easy access to downtown or weekend getaways to the mountains. Call your favorite REALTOR® and book your appointment as soon as possible! This won't last long.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2138387  |
| Price          | \$459,900 |
| Sold Price     | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,563     |
| Acres          | 0.07      |



|            |               |
|------------|---------------|
| Year Built | 1992          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 113, 388 Sandarac Drive Nw |
| Subdivision | Sandstone Valley           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 4E3                    |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Clubhouse, Trash, Visitor Parking                    |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Family Room, Gas                                                         |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 7th, 2024  |
| Date Sold      | June 14th, 2024 |
| Days on Market | 7               |
| Zoning         | M-CG d44        |
| HOA Fees       | 0.00            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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