

\$484,900 - 61 Sandarac Circle Nw, Calgary

MLS® #A2157713

\$484,900

3 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

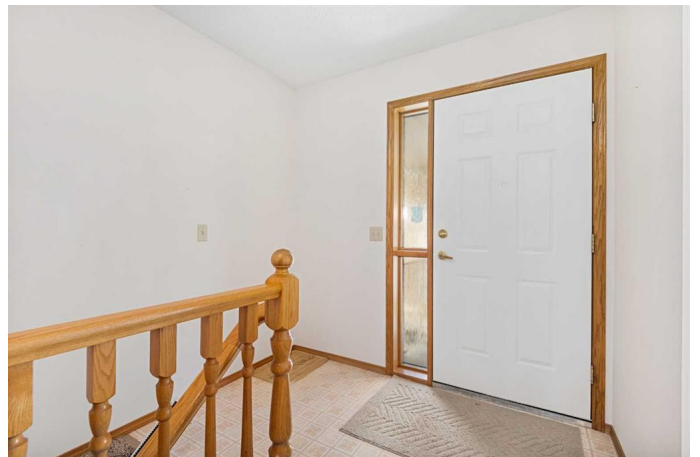
Sandstone Valley, Calgary, Alberta

Back on the Market due to financing...

Discover this exceptional bungalow villa backing onto serene private greenspace in the coveted Horizon Village Sandstone community. Offering over 2500 square feet of thoughtfully developed living space, this home is designed for comfort and convenience. Enjoy a spacious covered east-facing deck, perfect for relaxing or entertaining with tranquil views of the greenspace.

The main floor features 2 bedrooms, including a primary suite with a convenient 2-piece ensuite, and a second full bathroom adjacent to the second bedroom. The living and dining areas are bright and open, complemented by a large kitchen with abundant counter and cupboard space. The adjacent nook area leads to the covered east deck, where you can enjoy morning sun and peaceful views. Recent updates include a high-efficiency furnace and hot water tank, some new windows, newer carpet on the main floor, and a high-efficiency fireplace in the lower level. The developed lower level adds significant value with a generous family room, a gas fireplace, a third bedroom (check egress), a den, and ample storage options.

Additional features include a single attached garage and extra parking in the driveway. This 55+ community offers a vibrant clubhouse with regular social events and activities, enhancing your lifestyle with a sense of community. Located close to amenities and city transit, this villa provides both convenience and tranquility.



Don't miss out—schedule your viewing today!

Built in 1989

Essential Information

MLS® #	A2157713
Price	\$484,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,257
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	61 Sandarac Circle Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3G7

Amenities

Amenities	Clubhouse, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 23rd, 2024
Days on Market	40
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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