



THE
A-TEAM

**RE/MAX
FIRST**

388 SANDARAC Drive #100, Calgary T3K 4E3

MLS® #: **A2154399** Area: **Sandstone Valley** Listing Date: **08/01/24** List Price: **\$468,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **2,637 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,542**
 Low Sqft:
 Ttl Sqft: **1,542**

DOM

142
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`7" x 9`10"	Living Room	Main	14`1" x 11`5"
Family Room	Basement	21`0" x 13`1"	Kitchen	Main	10`0" x 9`9"
Bedroom - Primary	Upper	15`11" x 11`6"	Bedroom	Upper	12`9" x 10`2"
Bedroom	Upper	13`2" x 10`2"	2pc Bathroom	Main	4`10" x 4`10"
4pc Bathroom	Upper	7`9" x 4`11"	5pc Ensuite bath	Upper	10`1" x 5`11"
Laundry	Basement	7`3" x 5`11"	Breakfast Nook	Main	9`1" x 7`7"
Furnace/Utility Room	Basement	10`5" x 4`9"	Walk-In Closet	Upper	6`11" x 3`10"







