

388 SANDARAC Drive #100, Calgary T3K 4E3

Sewer:

MLS®#: **A2154399** Area: **Sandstone Valley** Listing **08/01/24** List Price: **\$468,000**

Status: Active County: Calgary Change: -\$7k, 22-Oct Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Row/Townhouse

 City/Town:
 Calgary
 Finished Floor Area

 Year Built:
 1992
 Abv Sqft:
 1,542

 Lot Information
 Low Sqft:

DOM

142

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3 (3)

2 1

2.5 (2 1)

2 Storey

Lot Sz Ar: **2,637 sqft** Ttl Sqft: **1,542**

Lot Shape:

Access:

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

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Stucco, Wood Frame

Flooring:

Ext Feat: Balcony Carpet,Ceramic Tile,Vinyl Plank
Water Source:

Fnd/Bsmt:
Poured Concrete

Poured Cond Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range
Int Feat: No Animal Home, No Smoking Home, Vinyl Windows

Utilities:

Room Information

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

Pub Rmks:

Located in picturesque neighbourhood of Sandstone Valley, this townhouse offers 3 generous size bedrooms, 2.5 bathrooms, fully finished basement, an attached single garage with a driveway and a private rear deck. 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 off the vinyl floors and creating an inviting atmosphere. The living area 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. A key highlight of this townhouse is the surrounding outdoor space. A 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 enjoyin

Inclusions:

Property Listed By: First Place Realty

None

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









