



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: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** 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

49
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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 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"

Balcony	Upper	9`11" x 4`0"	Legal/Tax/Financial
Condo Fee: \$490		Title: Fee Simple Fee Freq: Monthly	Zoning: M-CG d44
Legal Desc:	9212224	Remarks	
Pub Rmks:	<p>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 enjoying the comforts of a well-designed home. In essence, this townhouse encapsulates the perfect fusion of easy living and classic charm, providing an ideal haven for those seeking both style and functionality.</p>		
Inclusions:	None		
Property Listed By:	First Place Realty		

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