



THE
A-TEAM

**RE/MAX
FIRST**

84 SANDARAC Circle, Calgary T3K3G7

MLS®#: **A2155255**

Area: **Sandstone Valley**

Listing Date: **08/12/24**

List Price: **\$460,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,247**
Low Sqft:
Ttl Sqft: **1,247**

DOM

37
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard**
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,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Central Vacuum,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 13`6"	Kitchen	Main	13`2" x 9`2"
Dining Room	Main	11`2" x 9`2"	Breakfast Nook	Main	9`10" x 8`2"
Bedroom - Primary	Main	14`4" x 10`6"	Walk-In Closet	Main	7`10" x 4`0"
2pc Ensuite bath	Main	7`10" x 2`9"	Bedroom	Main	10`5" x 8`9"
Foyer	Main	7`5" x 4`3"	Laundry	Main	5`3" x 2`11"
4pc Bathroom	Main	7`6" x 7`2"	Game Room	Lower	22`0" x 21`9"
Bedroom	Lower	14`10" x 10`3"	Walk-In Closet	Lower	3`10" x 2`11"

**Workshop
Furnace/Utility Room**

**Lower
Lower**

**16`10" x 14`9"
10`3" x 6`1"**

4pc Bathroom

Lower

10`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$615

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8911382**

Remarks

Pub Rmks: **Welcome to this bright and spacious, villa style bungalow ready to be your next home! With over 1200 sq/ft on each level this charming 3 bed, 2 and a half bath home is ready for your personal touches to make it your own. the main floor living holds a spacious living area, a bright kitchen with breakfast nook and access to the rear balcony overlooking a greenbelt. The primary bedroom with 2 piece en suite, and 2nd bedroom complete this level with another full bathroom. The lower, walk-out basement level boasts a massive recreation room with fireplace, wet bar and large, sunny windows. A 3rd bedroom and additional full bathroom are on this level, along with a large work space/ storage area! This home also comes with a single car, attached garage and room for one additional vehicle in the driveway. New furnace and water heater were installed in 2021! Tucked nicely into the bottom corner of Sandstone Valley, this seniors living, 55+ townhome is perfectly situated with access to many walk ways right out your back door. This complex is very well maintained and has a great clubhouse that regularly hosts many social activities. Nose Hill Park is also just a block away and there's excellent shopping amenities near by to cover all your day to day needs.**

Inclusions:
Property Listed By: **n/a
Grassroots Realty Group**

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