



THE
A-TEAM

**RE/MAX
FIRST**

61 SANDARAC Circle, Calgary T3K 3G7

MLS® #: **A2157713**

Area: **Sandstone Valley**

Listing Date: **08/14/24**

List Price: **\$484,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,257**
Low Sqft:
Ttl Sqft: **1,257**

DOM

35
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow, Side by Side**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, See Remarks
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Central Vacuum, No Smoking Home, See Remarks, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 9`3"
Living Room	Main	15`7" x 13`8"
Den	Lower	11`8" x 9`6"
Laundry	Main	5`0" x 3`1"
Storage	Lower	20`8" x 14`11"
Bedroom	Main	12`11" x 8`9"
2pc Ensuite bath	Main	

Room	Level	Dimensions
Breakfast Nook	Main	9`9" x 8`4"
Dining Room	Main	11`4" x 9`2"
Family Room	Lower	10`6" x 8`6"
Den	Lower	21`1" x 13`7"
Bedroom - Primary	Main	14`4" x 10`7"
Bedroom	Lower	11`4" x 10`8"
4pc Bathroom	Main	

4pc Bathroom

Lower

Legal/Tax/Financial

Condo Fee:
\$563

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8911382**

Remarks

Pub Rmks: **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!**

Inclusions: **Chair lift is negotiable, Freezers are included**

Property Listed By: **2% Realty**

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









