

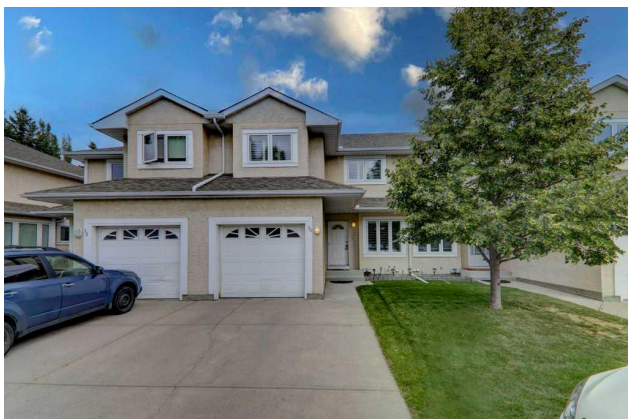


THE
A-TEAM

**RE/MAX
FIRST**

388 SANDARAC Drive #36, Calgary T3K 4E3

MLS®#: **A2163260** Area: **Sandstone Valley** Listing Date: **09/05/24** List Price: **\$479,900**
 Status: **Pending** 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: **1,980 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,532**
 Low Sqft:
 Ttl Sqft: **1,532**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`0" x 15`9"	Kitchen	Main	9`11" x 9`10"
Dining Room	Main	7`6" x 7`8"	2pc Bathroom	Main	4`8" x 5`2"
Bedroom - Primary	Upper	17`10" x 15`11"	5pc Ensuite bath	Upper	10`1" x 5`11"
Bedroom	Upper	10`3" x 12`8"	Bedroom	Upper	11`4" x 14`9"
3pc Bathroom	Upper	7`9" x 4`10"	Bedroom	Basement	10`9" x 13`8"
Office	Basement	8`9" x 9`4"	Furnace/Utility Room	Basement	10`8" x 4`10"
3pc Bathroom	Basement	7`4" x 9`9"	Laundry	Basement	10`11" x 6`0"

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **9212224**

Remarks

Pub Rmks: **This charming renovated 1,395 sqft townhouse is a true gem, meticulously cared for by its original owner. The main floor boasts an open kitchen with updated appliances and a cozy breakfast nook. The bright, spacious living room features a gas fireplace, stylish shutters, and flows into a dining room with patio doors leading to a private deck overlooking tranquil greenspace. A convenient 2-piece bathroom is also located on this level. Upstairs, the primary suite is a private oasis with a luxurious 5-piece ensuite, a walk-in closet, a second closet, and its own private balcony. Two additional bedrooms are steps away from a renovated 3-piece bathroom, offering ample space for family or guests. The fully finished basement, with an additional 550 sqft, expands the living area with a generous family room, a 3-piece bathroom, a home office, and a laundry room with plenty of storage. Upgrades throughout the home include appliances, flooring, windows, bathrooms, decking, countertops, lighting, furnace and Hot water tank. Situated in a quiet, well-maintained complex near parks, schools, and shopping, this home offers the perfect combination of comfort and convenience. Don't miss the opportunity to own this remarkable property!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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



