

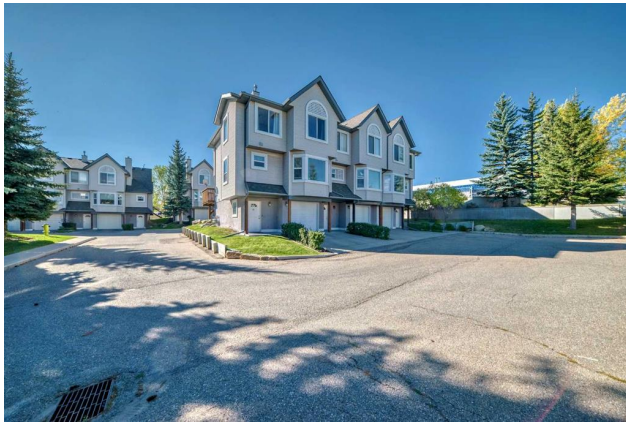


THE A-TEAM

RE/MAX FIRST

27 SANDARAC Villas, Calgary T3K 5B6

MLS®#: A2168997 Area: Sandstone Valley Listing Date: 09/26/24 List Price: \$459,000
Status: Pending County: Calgary Change: -\$4k, 03-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1999
Finished Floor Area: 1,409
Lot Information: Lot Sz Ar: 1,829 sqft, Ttl Sqft: 1,409

DOM

56
Layout: 3 (3)
Beds: 2.5 (2 1)
Style: Townhouse

Parking

Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Corner Lot
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Living Room, Bedroom, etc. with their levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d39

Legal Desc: **9813083**

Remarks

Pub Rmks: **GREAT LOCATION! EASY ACCESS FOR ALL YOUR LIVING NEEDS. Welcome to this spacious 3 bedrooms /3 bathrooms end unit town house. Pretty end-unit 3-bedroom townhouse in the heart of Sandstone Valley with a single garage. All grocery stores within 10 minutes. Sunny south facing kitchen and breakfast nook on the main floor features lots of white cabinets, a corner pantry, a Bay Window and sliding doors onto a large deck gas BBQ hook up. you can enjoy efficient sunshine with you family there. The open concept living room and dining room with a gas fireplace finish the main level with another bay-windowed and a 2 piece bath.Upper level has 3 decent sized bedrooms, 4 pieces main bath, and a 3 pieces ensuite in master bedroom. Entry level has a spacious laundry/utilities room with a lot of storage area and a door to the garage. Don't miss out on this gem! Call your favorite realtor to book a showing. you will like this home right away!!!!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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



