



THE
A-TEAM

**RE/MAX
FIRST**

388 SANDARAC Drive #26, Calgary T3K 4E3

MLS® #: **A2181973** Area: **Sandstone Valley** Listing Date: **12/05/24** List Price: **\$449,900**
 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: **2,200 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,538**
 Low Sqft:
 Ttl Sqft: **1,538**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate, Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
 Int Feat: **Double Vanity, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 11`4"	Dining Room	Main	10`6" x 9`9"
Kitchen	Main	10`0" x 9`7"	Nook	Main	8`11" x 7`7"
Bedroom - Primary	Second	15`10" x 11`5"	Bedroom	Second	12`10" x 10`4"
Bedroom	Second	12`10" x 10`4"	5pc Ensuite bath	Second	10`2" x 6`0"
4pc Bathroom	Second	7`9" x 4`11"	2pc Bathroom	Main	4`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9212224**

Remarks

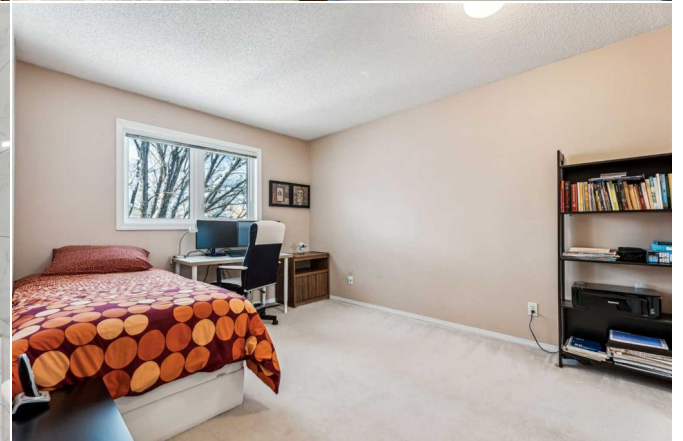
Pub Rmks: **Welcome to this fine home located in the Sandstone Point complex in Sandstone Valley. A bright spacious unit with over 1500 square feet developed on 2 stories. This end unit features a bright kitchen with lots of cupboards and counter space and a breakfast nook as well as a large living room/dining room with access to the private deck. Upstairs are 3 bedrooms - the primary with double closets and a five piece ensuite as well as a door to the balcony. The other 2 bedrooms are a very generous size.. This home comes with a single attached garage as well as lots of storage space in the partially finished basement. All windows were replaced in 2023. A short walking distance to Simons Valley Elementary School and Msgr Neville Anderson Elementary School and quick access to Country Hills Blvd and 14 St NW. A well managed development with a strong reserve fund. Vacant for quick possession. Come and take a look!**

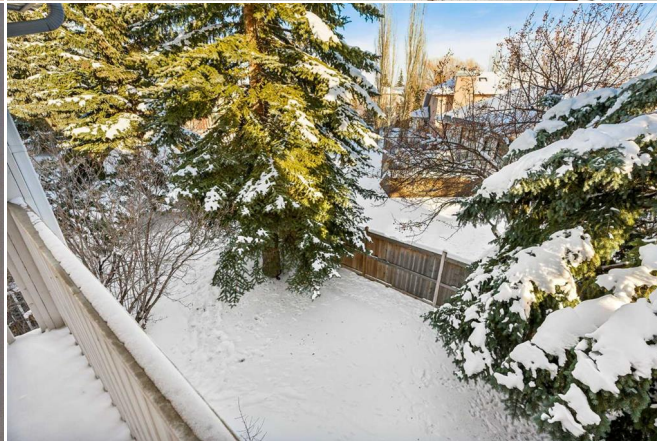
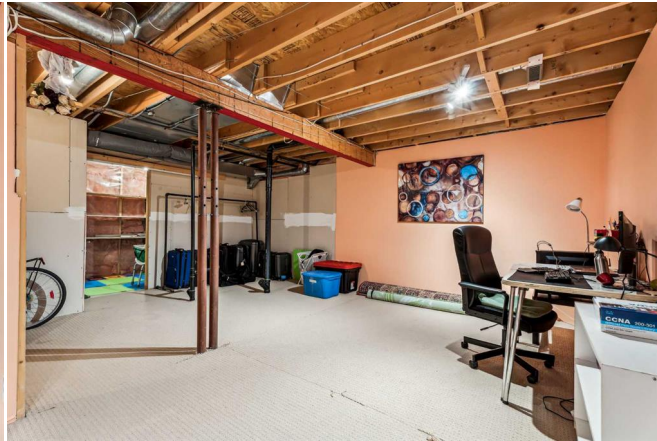
Inclusions:
Property Listed By: **N/A**
Royal LePage Solutions

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











PHOTOGRAPHY | HD VIDEO TOURS | MEASURING & FLOOR PLANS | VIRTUAL STAGING
Measurements are measured and are based on local guidelines.
This floor plan is an illustration based on the measurements taken and existing structures of the property.
It is intended to be used only by the purchaser of the transaction.
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