



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 SANDARAC Circle, Calgary T3K3G7**

MLS® #: **A2183522**

Area: **Sandstone Valley**

Listing Date: **12/19/24**

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 07-Jan**

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: **1,046**  
Low Sqft:  
Ttl Sqft: **1,046**

DOM

**34**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace Insert, Forced Air, See Remarks**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, See Remarks, Washer**  
Int Feat: **Ceiling Fan(s), Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`5" x 10`5"
Living Room	Main	15`5" x 16`1"
Kitchen	Main	8`7" x 11`2"
Bedroom	Basement	12`3" x 9`8"
Furnace/Utility Room	Basement	13`11" x 3`5"
Library	Basement	10`0" x 8`0"
3pc Bathroom	Basement	

Room	Level	Dimensions
Bedroom	Main	10`2" x 10`10"
Dining Room	Main	10`11" x 8`3"
Game Room	Lower	22`6" x 15`3"
Flex Space	Basement	11`7" x 12`0"
Storage	Basement	7`11" x 7`2"
4pc Bathroom	Main	

Condo Fee:  
**\$556**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **8911382**

Remarks

Pub Rmks: **{Price Reduced} Horizon Village Sandstone 55 plus Community! Welcome to this bright and spacious Villa style bungalow. With just under 1200 sq. ft. per level this 3 bedrooms , 2 up ,1 down, 2 bathroom home. Main floor has spacious living room, large primary bedroom with walk-in closet, 2nd bedroom and 4-piece bath. Living room, dining room over looking green space, ravine and walk-way. Good sized kitchen with lots of cabinets. Fully finished walk-out with family room/games room complete with fireplace, bedroom, 3 piece bath, den and storage room. Tucked nicely into the bottom corner of Sandstone Valley, this senior living 55 plus 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 club house that regularly hosts many social events. Nose Hill Park is just a block away and there are excellent shopping amenities and restaurants and city transit to cover all your day-to-day needs!**

Inclusions: **none**  
Property Listed By: **First Place Realty**

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











