



THE
A-TEAM

**RE/MAX
FIRST**

388 SANDARAC Drive #128, Calgary T3K4E3

MLS® #: **A2206983**

Area: **Sandstone Valley**

Listing Date: **03/31/25**

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

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: **2,206 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,556**
Low Sqft:
Ttl Sqft: **1,556**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Level,Low Maintenance Landscape,Treed**
Park Feat: **Concrete Driveway,Garage Door Opener,Insulated,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Granite Counters,No Smoking Home,Recreation Facilities,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	6`8" x 7`2"	Kitchen	Main	9`4" x 10`1"
Dining Room	Main	9`11" x 10`6"	Living Room	Main	11`5" x 15`11"
Bedroom - Primary	Second	11`5" x 16`0"	Bedroom	Second	14`9" x 10`4"
Bedroom	Second	12`9" x 10`4"	4pc Ensuite bath	Second	10`3" x 6`0"
4pc Bathroom	Second	7`9" x 4`11"	2pc Bathroom	Main	4`11" x 4`11"
Balcony	Main	10`6" x 5`8"	Balcony	Second	10`6" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$550

Title:
Fee Simple

Zoning:
M-CG

Legal Desc:	9212224	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome Home, this townhome is located in the sought after community of Sandstone Valley. Well maintained by original owner through out the years. Spacious room sizes with neutral decor through out. Flooded with natural light, windows have all been replaced with triple pane in 2023. The walk thru kitchen has ample cabinetry & quartz countertops for your culinary & entertainment pleasure. The appliances have been upgraded with in the last few years. A cozy dining nook to a bright open view of your front yard. The dining room is adjacent to your living room with patio doors to your private deck. Enjoy the open concept with an inviting built in gas fireplace in the living room. The primary bedroom has a 4 piece bath & walk in closet, the private balcony off the bedroom is a relaxing retreat. The basement is a blank slate with roughed in plumbing awaiting your design ideas, hot water tank replaced in 2024, new furnace in 2018. The attached garage is insulated & drywalled, plus extra parking on the front drive. There is a private facility for functions & meetings. Located mins to shopping, schools, community hall, public transportation & Nose hill park. A perfect place with space to raise a family.		
Inclusions: Property Listed By:	Vacu flo & attachments Real Estate Professionals Inc.		

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









