

# \$440,000 - 107, 388 Sandarac Drive Nw, Calgary

MLS® #A2209865

**\$440,000**

4 Bedroom, 4.00 Bathroom, 1,537 sqft

Residential on 0.05 Acres

Sandstone Valley, Calgary, Alberta

Welcome to beautiful Sandpoint Park located in sought after Sandstone Valley! This 4 Bedroom, 3.5 Bathroom, West facing, 2 Story townhome with fully developed walkout basement provides ample space for families of all sizes. Property original features have been meticulously maintained by the one owner over the years and are perfect for some modern upgrades. A total of (2047 Sqf) including basement , new hot water tank, new furnace, newer windows and blinds.

The open-concept design on the main level has sunny breakfast nook adjacent to the kitchen, the living / dining area has a cozy gas fireplace, balcony access enhance the space and half bathroom. Upstairs has 3 good sized bedrooms, 4 pc bathroom, primary bedroom includes a full ensuite bathroom with a double vanity, walk-in closet and private balcony. The basement is fully developed with a walkout to grade level, 4th bedroom, additional 4pc bathroom, large laundry area, utility room and under stairs storage area. The single attached garage provides convenient parking, additional storage and space for an additional vehicle on the front drive. Sandpoint Park is directly across the street from Simons Valley elementary school, Monsignor Neville Anderson School, Sandstone / MacEwan Community news, numerous playgrounds, tennis courts, outdoor rink, baseball and soccer fields. Green spaces, shopping centers, transit are close by, with property having direct access to 14st / Country Hills Blvd for



convenient commutes. There is a private facility within the complex for functions, meetings and resident mail box room. Don't miss this opportunity to make this charming townhouse your new home. Priced to move! Contact us today to schedule your viewing.

Built in 1992

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209865      |
| Price          | \$440,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,537         |
| Acres          | 0.05          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 107, 388 Sandarac Drive Nw |
| Subdivision | Sandstone Valley           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 4E3                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | None                                                              |
| Parking Spaces | 2                                                                 |
| Parking        | Driveway, Garage Faces Front, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                           |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Living Room                                                                   |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Lot Description   | Landscaped, Lawn, Many Trees, Private, Paved |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 13               |
| Zoning         | M-CG             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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