

# \$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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