

# \$409,000 - 111, 388 Sandarac Drive Nw, Calgary

MLS® #A2244006

**\$409,000**

3 Bedroom, 3.00 Bathroom, 1,546 sqft

Residential on 0.06 Acres

Sandstone Valley, Calgary, Alberta

Huge price deduction! Don't miss this rare opportunity to own one of the best units in the well-managed Sandpoint Park complex! This spacious three-bedroom townhouse offers an ideal blend of comfort, privacy, and Being only attached to one other unit and backing and siding onto a green space you are sure to fall in love with this home. With paint throughout you are welcomed into this beautiful home with the kitchen nook with large windows and the kitchen at the front of the main floor. The living room and dining room are both spacious and have great views of the green space. Upstairs has 3 bedroom, with a private balcony off of the master bedroom facing the green space. The complex is professionally managed with a strong reputation for maintenance and care. Located just steps from two schools, and close to shopping, parks, and all essential amenities, this home is perfect for families or anyone seeking a convenient lifestyle in a friendly, established community. Book a showing before it is gone!

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244006  |
| Price      | \$409,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,546                  |
| Acres          | 0.06                   |
| Year Built     | 1992                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 111, 388 Sandarac Drive Nw |
| Subdivision | Sandstone Valley           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 4E3                    |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Garden        |
| Lot Description   | Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 31              |
| Zoning         | M-CG d44        |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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