

# \$439,900 - 128, 388 Sandarac Drive Nw, Calgary

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MLS® #A2206983

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.05 Acres

Sandstone Valley, Calgary, Alberta

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.

Built in 1992

## Essential Information

MLS® #                      A2206983

Price                        \$439,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.05
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	128, 388 Sandarac Drive Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4E3

### Amenities

Amenities	Party Room
Parking Spaces	2
Parking	Insulated, Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Vinyl Windows, Granite Counters, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Balcony
Lot Description	Front Yard, Low Maintenance
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	21
Zoning	M-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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