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8, 388 Sandarac Drive NW  
Calgary, Alberta

MLS # A2175634



**\$464,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 490

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** M-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** N/A

\*Corner Unit + Five Bedrooms + South Backyard(plenty of natural sunlight)+ Newer Appliances (Stainless Steel)Electric gas and Washer and dryer 2023, New gas hood 2023, Fridge and Dishwasher and microwave 2022, New Windows 2023 and Covering/Blinds 2023, All new lights and hanging lights 2023 \* Welcome to your new home in the perfectly situated Sandpoint Park complex. As you walk in, the freshly painted paint will immediately welcome you. If you are from out of town, you must note this home's location as it has easy access to four main roads: 1) Country Hills Blvd, 2) 14 St NW, 3) Beddington Trail & 4) Shaganappi Trail. This makes for efficient access to all areas of town. The main floor has the perfect marriage of living, cooking, and formal/informal dining. Make note of the number of bedrooms and their size, three up and two in the basement. This will allow for plenty of space for a growing or already large family. \*Also note that the basement has a washroom rough-in!\* Well maintained, this home is ready for new owners to come in and make it your own! Calgary experiences the most amount of sun on an annual basis than any other area in Canada. You will thoroughly enjoy this benefit with your south-facing backyard with TWO REAR PORCHES. Enjoy your main floor porch during the day with your family and in the evenings for dinners. While your upper porch, accessed from your primary bedroom oasis will allow you to relax at the end of every evening. Look up this unit on Google Maps (or call to view in-person) as it is an END UNIT that provides you with a private living experience. Unlike many townhouses in the area, this home features a grand master retreat with a dual closet, walk-in closet, and large ensuite with double vanity. There are schools, shopping, and plenty of public green spaces to enjoy. Be sure to come and take a look -

this unit will not last!