

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

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	Concrete Driveway, Garage Door Opener, Insulated, Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Vinyl Windows, Bathroom Rough-in, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
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, Level, Low Maint
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	4
Zoning	M-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.