

22 Sandarac Circle NW
Calgary, Alberta

MLS # A2220707



\$539,900

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,382 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	3
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 660
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions:	N/A
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Horizon Village Sandstone: A Premier 50+ Complex in Northwest Calgary. Located in the heart of Central North Calgary, Sandstone stands out as one of the most coveted 50+ complexes in the Northwest community. Over 1380 square feet unit is one of the largest over within the complex. Single attached garage and additional parking space available with a convenient parking pad complete with a handicap lift for added accessibility. Upon entering is immediately struck by the evident pride of ownership that resonates throughout the unit. The living room, formal dining room, and kitchen nook are generously sized, providing ample space for relaxation and entertainment. The kitchen nook features a slider that opens onto a south-facing deck, ensuring plenty of natural light and a delightful spot for morning coffee or evening relaxation. This unit offers 2 well-appointed bedrooms and 3 full baths, creating a perfect balance of privacy and convenience. The large master bedroom has en-suite, his and hers closet. The accommodation is designed to cater to the needs of its residents, ensuring comfort and accessibility. All appliances and a deep freezer included with the unit, front load washer and dryer with pedestals in the main floor. Transform this versatile basement into a space that perfectly fits your lifestyle. The existing full bathroom provides a solid foundation, while the ample storage ensures that functionality meets comfort. Let your creativity flow and watch as this underutilized area becomes the highlight of your home. Don’t miss the chance to turn this basement into a masterpiece that meets all your needs.The Hacienda Club house with kitchenet and recreation room, shopping and public transportation nearby. Truly retirement living at its finest! Sandstone is not just a place to live; it is a community that values quality.