

**111, 388 Sandarac Drive NW  
Calgary, Alberta**

**MLS # A2244006**



**\$419,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,546 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

[Open House from 11:00AM to 2PM on Aug 2nd and 10AM to Noon on Aug 3rd] 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!