

**164, 388 Sandarac Drive NW  
Calgary, Alberta**

**MLS # A2241643**



# \$400,000

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Charming & Updated 3-Bedroom Home in Family-Friendly Sandstone Valley Welcome to 164-388 Sandarac Drive NW – a warm and inviting 3-bedroom, 2.5-bathroom home nestled in the heart of the desirable Sandstone Valley community. This lovingly maintained home offers a perfect blend of functionality and comfort, ideal for growing families or first-time buyers. Step inside to find a bright, thoughtfully updated interior with stylish flooring, a modern color palette, and large windows that flood the space with natural light. The spacious living room is anchored by a cozy gas fireplace, creating the perfect setting for relaxing or entertaining. The adjoining dining area seamlessly flows into a crisp white kitchen complete with updated appliances, plenty of counter space, and classic cabinetry. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with its own ensuite bathroom and peaceful views of the neighborhood. The additional bedrooms are perfect for children, guests, or a home office setup. A full bathroom and convenient half-bath on the main floor add to the functional layout. Enjoy your morning coffee or summer BBQs on your private patio, with mature trees offering shade and privacy. This unit also features a single attached garage, in-suite laundry, and ample storage space throughout. Situated in a quiet, well-managed complex in a family-orientated community, you’re just minutes from schools, parks, transit, shopping, and major roadways – making commuting and day-to-day life a breeze.