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## 52 Sandarac Circle NW Calgary, Alberta

MLS # A2263600



\$420,000

Sandstone Valley

Type: Residential/Other

Style: Townhouse

Size: 866 sq.ft. Age: 1989 (36 yrs old)

Beds: 3 Baths: 2

Garage: Single Garage Attached

Lot Size: 
Lot Feat: Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: \$ 503 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stucco, Wood Frame M-CG d44 Foundation: **Poured Concrete Utilities:** 

Division:

Features: See Remarks

Inclusions: window coverings

Tucked into a quiet 55+ adult community in Sandstone Valley, this charming walkout bungalow townhouse offers an exceptional opportunity for downsizers or retirees seeking a peaceful, low-maintenance lifestyle with room to make it their own. With over 1,600 sq ft of developed living space across two levels, this 3-bedroom, 2-bathroom home is functional, spacious, and ready for your personal touch. The main floor features a bright and practical layout, including a well-kept kitchen with plenty of cabinet storage and a cozy dining area that leads onto a raised deck overlooking mature trees and a serene greenbelt. The generous living room, primary bedroom, a second bedroom, and a full 4-piece bathroom complete the upper level. The fully finished walkout basement offers a large family room with a gas fireplace, a third bedroom, and a 3-piece bathroom—perfect for visiting guests or hobbies. The lower-level patio opens to the landscaped grounds that back onto a tranquil pathway, creating a lovely backdrop for relaxation. The lower-level utility room includes laundry and extra storage. A single attached garage and a well-managed condo board add further value. Ideally located close to transit, shopping, this home is a great fit for those looking for quiet comfort and the flexibility to update finishes over time.