



# 84 Sandarac Circle Calgary Alberta

\$475,000

Welcome to this bright and spacious, villa style bungalow ready to be your next home! With over 1200 sq/ft on each level this charming 3 bed, 2 and a half bath home is ready for your personal touches to make it your own. The main floor living holds a spacious living area, a bright kitchen with breakfast nook and access to the rear balcony overlooking a greenbelt. The primary bedroom with 2 piece en suite, and 2nd bedroom complete this level with another full bathroom. The lower, walk-out basement level boasts a massive recreation room with fireplace, wet bar and large, sunny windows. A 3rd bedroom and additional full bathroom are on this level, along with a large work space/ storage area! This home also comes with a single car, attached garage and room for one additional vehicle in the driveway. New furnace and water heater were installed in 2021! Tucked nicely into the bottom corner of Sandstone Valley, this seniors living, 50+ townhome is perfectly situated with access to many walk ways right out your back door. This complex is very well maintained and has a great clubhouse that regularly hosts many social activities. Nose Hill Park is also just a block away and there's excellent shopping amenities near by to cover all your day to day needs. (id:6769)

Recreational, Games room 22.00 Ft x 21.75 Ft  
 Bedroom 14.83 Ft x 10.25 Ft  
 Other 3.83 Ft x 2.92 Ft  
 Workshop 16.83 Ft x 14.75 Ft  
 4pc Bathroom 10.92 Ft x 4.92 Ft  
 Furnace 10.25 Ft x 6.08 Ft  
 Living room 11.42 Ft x 13.50 Ft  
 Kitchen 13.17 Ft x 9.17 Ft  
 Dining room 11.17 Ft x 9.17 Ft

Breakfast 9.83 Ft x 8.17 Ft  
 Primary Bedroom 14.33 Ft x 10.50 Ft  
 Other 7.83 Ft x 4.00 Ft  
 2pc Bathroom 7.83 Ft x 2.75 Ft  
 Bedroom 10.42 Ft x 8.75 Ft  
 Foyer 7.42 Ft x 4.25 Ft  
 Laundry room 5.25 Ft x 2.92 Ft  
 4pc Bathroom 7.50 Ft x 7.17 Ft

Listing Presented By:



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<http://www.kevinbernardin.ca/>



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