



## 388 Sandarac Drive Calgary Alberta

\$449,900

Welcome to this fine home located in the Sandstone Point complex in Sandstone Valley. A bright spacious unit with over 1500 square feet developed on 2 stories. This end unit features a bright kitchen with lots of cupboards and counter space and a breakfast nook as well as a large living room/dining room with access to the private deck. Upstairs are 3 bedrooms - the primary with double closets and a five piece ensuite as well as a door to the balcony. The other 2 bedrooms are a very generous size.. This home comes with a single attached garage as well as lots of storage space in the partially finished basement. All windows were replaced in 2023. A short walking distance to Simons Valley Elementary School and Msgr Neville Anderson Elementary School and quick access to Country Hills Blvd and 14 St NW. A well managed development with a strong reserve fund. Vacant for quick possession. Come and take a look! (id:6769)

Primary Bedroom 15.83 Ft x 11.42 Ft

Bedroom 12.83 Ft x 10.33 Ft

Bedroom 12.83 Ft x 10.33 Ft

5pc Bathroom 10.17 Ft x 6.00 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Living room 15.75 Ft x 11.33 Ft

Dining room 10.50 Ft x 9.75 Ft

Kitchen 10.00 Ft x 9.58 Ft

Other 8.92 Ft x 7.58 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

<http://brucealexander.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)