

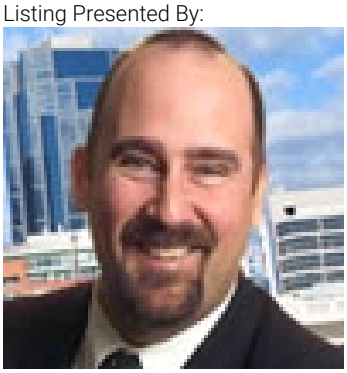
30 Sandarac Circle Calgary Alberta

$439,900

*** OPEN HOUSE SATURDAY, NOVEMBER 21 from 1:00-3:00PM! *** WOW! Rarely do these end-unit bungalow villas become available in the highly sought-after 55+ community of "Horizon Sandstone Valley". Offering 1,373 sq. ft. of updated and upgraded single-level living space -- with 2 bedrooms and 2 full bathrooms -- plus an additional 1,308 sq. ft. of unfinished basement space for future development -- this property offers a one-of-a-kind opportunity. The bright kitchen features refinished white cabinetry with updated hardware, laminate countertops, newer appliances, and a sunny breakfast nook overlooking the private south-facing backyard. The spacious living and dining rooms are perfect for entertaining and enjoy the same peaceful backyard views. The large primary bedroom offers dual closets and a private ensuite with a walk-in shower, while the renovated main bathroom features a newer glass-enclosed walk-in shower and updated fixtures. A built-in Murphy bed adds versatility to the second bedroom, making it ideal for guests or a home office/den. Additional updates include central air conditioning (approx. 3 years old), PEX plumbing, furnace (2012), hot water tank (2019), some newer vinyl windows, updated lighting, laminate flooring, immaculate carpeting, and a fully operational chair lift (approx. 3 years old) which provides easy access to the basement. The main floor laundry/mudroom leads to the insulated, drywalled double attached garage with a workbench. Outside, enjoy a private, south-facing backyard with mature trees, a retaining wall, and a newer composite deck with a gas BBQ hookup. Brand-new roof shingles, eavestroughs, and downspouts were just completed in May 2026, adding even more peace of mind. Located in one of northwest Calgary's most desirable adult-living communities, where condo fees are reasonable and offer a wealth of amenities in "The Hacienda" central...

3pc Bathroom 7.92 Ft x 4.92 Ft
3pc Bathroom 5.42 Ft x 7.42 Ft
Bedroom 11.92 Ft x 9.50 Ft
Breakfast 9.83 Ft x 7.58 Ft
Dining room 13.83 Ft x 9.50 Ft
Kitchen 12.58 Ft x 12.00 Ft
Laundry room 6.33 Ft x 9.25 Ft
Living room 16.58 Ft x 13.42 Ft
Primary Bedroom 14.67 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

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