



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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103 Sandarac Place NW  
Calgary, Alberta

MLS # A2249395



**\$750,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Sandstone Valley                                                         |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 4 Level Split                                                            |        |                   |
| Size:     | 1,760 sq.ft.                                                             | Age:   | 1983 (42 yrs old) |
| Beds:     | 4                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached                                                   |        |                   |
| Lot Size: | 0.13 Acre                                                                |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape |        |                   |

|             |                                                                                         |            |      |
|-------------|-----------------------------------------------------------------------------------------|------------|------|
| Heating:    | Central, Forced Air, Natural Gas                                                        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                         | Condo Fee: | -    |
| Basement:   | Crawl Space, Finished, Full                                                             | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                                | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                         | Utilities: | -    |
| Features:   | Built-in Features, Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Storage |            |      |

Inclusions: N/A

Welcome home to 103 Sandarac Place. This beautiful home has been lovingly maintained and updated by the same owner for almost 4 decades. The living room and dining room are flooded with natural light and feature gorgeous hardwood flooring. The kitchen has extensive storage, quartz counters, and stainless steel appliances. Upstairs you'll find the primary bedroom with a 4-piece ensuite that includes a jetted bathtub for maximum relaxation. There are an additional two bedrooms upstairs as well as a 3-piece bathroom. The lower level includes a fourth bedroom, 2-piece bathroom & laundry room, and a large family room featuring a gas fireplace and patio doors leading to the backyard. The basement features a recreation room, flex area, and currently has a workshop for your hobby dreams. The 600sqft crawlspace provides ample storage. The low maintenance backyard is the perfect space for entertaining friends and family with plenty of space for patio furniture, garden boxes, and direct access to the large family room. This home is turnkey ready with many upgrades completed in recent years including new roof, siding, and soft metals (2025), Water Softener (2023), Hot Water Tank & Air Conditioner (2020), Furnace (2017), Fence & Retaining Wall (2021). Perfectly located within walking distance to Sandstone Park, public and private elementary schools, Sandstone Village shops, and Nose Hill Park. Contact your Realtor to book a showing today!