



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

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52 Sandarac Circle NW
Calgary, Alberta

MLS # A2263600



\$420,000

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

***** Open House Sunday, October 26, 1:00 to 3:00 ***** 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.