



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

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40 Sandarac Circle NW
Calgary, Alberta

MLS # A2269204



\$399,900

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed, Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	\$ 518
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: Freestanding Portable A/C Unit

Welcome to Horizon Village Sandstone; an active 55+ community designed for community and cozy living. This charming 2-bedroom, 1-bath townhouse offers 956 sq. ft AG of bright, single-level living with an inviting layout that's perfect for downsizing without compromise. The spacious living and dining areas feature large windows that fill the home with natural light, while the functional kitchen offers plenty of cabinet and counter space. Both bedrooms are generously sized, including a primary with ample closet space. The unfinished basement provides excellent storage or the opportunity to develop additional living space to suit your needs. Enjoy the convenience of an attached single garage and driveway, plus a private deck area out back, perfect for morning coffee. Residents of Horizon Village appreciate the well-managed complex and its clubhouse with social spaces and organized activities, creating a true sense of community. Conveniently located close to transit, shopping, and parks, this home offers easy living in a peaceful setting. This well-cared for home is move-in ready, and part of a welcoming 55+ neighbourhood, waiting for you to make it your home!