# \$499,900 - 22 Sandarac Circle Nw, Calgary

MLS® #A2253877

### \$499,900

2 Bedroom, 3.00 Bathroom, 1,367 sqft Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

Beautifully Updated Bungalow Townhome in 55+ Adult Lifestyle Community
This larger-sized, end-unit bungalow townhome blends comfort, convenience, and community, all designed for the lifestyle you've been waiting for. Located in a well-maintained, friendly 55+ complex, this home offers the perfect balance of private living and social connection.

The bright kitchen is both stylish and functional, featuring newer appliances, a corner sink that adds valuable counter space, quartz counters, and two newer windows above the sink that flood the space with natural light. The cozy eating nook opens directly to your sunny south-facing deck with powered awning, creating an ideal spot to relax or entertain.

The generous living and dining area accommodates larger furniture and can easily be set up as one large great room or separated into formal living and dining spaces. Two main floor bedrooms, including a primary suite with private ensuite, plus a second full bathroom, provide flexibility for guests or an office. Both bathrooms have been refreshed with updated plumbing fixtures, taps, and toilets for a modern, move-in-ready feel. Main floor laundry adds everyday convenience. Thoughtful updates throughout include luxury vinyl plank flooring, fresh paint, new trim, quartz counters, Poly-B plumbing replaced with PEX, and a newer garage door openerâ€"giving you peace of mind and







long-term value.

The unfinished lower level is a fantastic opportunity for future development, a safe play space for grandchildren, or simply a large storage solution to keep everything organized. This home is very mobile friendly. It features a single-car garage with wheelchair lift and keypad entry ensures accessibility and security, while the driveway parking pad provides extra space for a second vehicle. Best of all, this complex offers more than just a home, it offers a lifestyle. The Hacienda Clubhouse hosts a variety of activities and gatherings each month, fostering a true sense of community and making it easy to connect with neighbours.

Set in a quiet, established location close to shopping and amenities, this home is perfect for those ready to simplify life without sacrificing comfort, space, or connection.

Built in 1989

#### **Essential Information**

MLS® # A2253877 Price \$499,900

Bedrooms 2

Bathrooms 3.00

Full Baths 3

Square Footage 1,367 Acres 0.00 Year Built 1989

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

## **Community Information**

Address 22 Sandarac Circle Nw

Subdivision Sandstone Valley

City Calgary

County Calgary
Province Alberta
Postal Code T3K 3G7

#### **Amenities**

Amenities Recreation Room, Visitor Parking, Clubhouse

Parking Spaces 2

Parking Single Garage Attached, Carport

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Central Vacuum

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, Freezer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 4th, 2025

Days on Market 55

Zoning M-CG d44

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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