

30 Sandarac Circle NW
Calgary, Alberta

MLS # A2334361



\$470,000

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, D		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Ya		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 720
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Laminate Counters, See Remarks, Separate Entrance, Storage		

Inclusions: Water Softener "As-Is" (Never Used), Central Vacuum System "As-Is" (Never Used), Murphy Bed in Spare Bedroom, Fully Operable Chair Lift to Basement

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 (NO Poly-B), 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 clubhouse (elevator accessible building with two kitchens, piano, full size pool table, shuffleboard, lending library, indoor mailboxes, weekly chair yoga classes, regular social events: coffee parties, potluck dinners, etc., and a low cost rentable event space for larger private functions). Condo fees also include water/sewer utilities. Near to absolutely all amenities! Don't miss out—call today!