

# \$400,000 - 164, 388 Sandarac Drive Nw, Calgary

MLS® #A2241643

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.04 Acres

Sandstone Valley, Calgary, Alberta

Charming & Updated 3-Bedroom Home in Family-Friendly Sandstone Valley

Welcome to 164-388 Sandarac Drive NW â€” a warm and inviting 3-bedroom, 2.5-bathroom home nestled in the heart of the desirable Sandstone Valley community. This lovingly maintained home offers a perfect blend of functionality and comfort, ideal for growing families or first-time buyers. Step inside to find a bright, thoughtfully updated interior with stylish flooring, a modern color palette, and large windows that flood the space with natural light. The spacious living room is anchored by a cozy gas fireplace, creating the perfect setting for relaxing or entertaining. The adjoining dining area seamlessly flows into a crisp white kitchen complete with updated appliances, plenty of counter space, and classic cabinetry. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary retreat with its own ensuite bathroom and peaceful views of the neighborhood. The additional bedrooms are perfect for children, guests, or a home office setup. A full bathroom and convenient half-bath on the main floor add to the functional layout. Enjoy your morning coffee or summer BBQs on your private patio, with mature trees offering shade and privacy. This unit also features a single attached garage, in-suite laundry, and ample storage space throughout. Situated in a quiet, well-managed complex in a family-orientated community, youâ€™re just minutes from



schools, parks, transit, shopping, and major roadways â€” making commuting and day-to-day life a breeze.

Built in 1992

**Essential Information**

MLS® #	A2241643
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.04
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	164, 388 Sandarac Drive Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4E3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Double Vanity, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	4
Zoning	M-CG d44

## Listing Details

Listing Office	REAL BROKER
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