

# \$638,800 - 68 Sandarac Road Nw, Calgary

MLS® #A2217165

**\$638,800**

6 Bedroom, 3.00 Bathroom, 1,198 sqft  
Residential on 0.12 Acres

Sandstone Valley, Calgary, Alberta

open house: saturday 1-3pm may 17 2025

Tucked away in a quiet cul-de-sac, this beautifully updated bi-level with a secondary legal basement sits on a generous, private lot with an oversized double detached garage â€” a true mechanicâ€™s dream.

Step inside to over 2,000 sq ft of thoughtfully designed living space. The main floor offers 3 spacious bedrooms and 1.5 baths. A bright, country-style kitchen with ample cabinetry and a large dining area opens to a sunny deck â€” perfect for morning coffee or summer BBQs. Relax in the inviting living room with a charming corner fireplace. Plus, enjoy the convenience of main floor laundry.

Downstairs, the legalized basement provides incredible versatility and income potential, featuring three additional bedrooms and a massive family room â€” ideal for a home theatre, gym, or guest quarters.

Outside, the private corner lot boasts mature landscaping and is located just steps from a Tot Lot. Families will appreciate being close to schools, shopping, and transit. Recent updates include fresh paint, new windows, and a new roof â€” move-in ready!

Donâ€™t miss this rare opportunity. Schedule your showing today!

Built in 1983



## Essential Information

MLS® #	A2217165
Price	\$638,800
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,198
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	68 Sandarac Road Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2P1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	85
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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