

68 Sandarac Road NW
Calgary, Alberta

MLS # A2217165



\$638,800

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,198 sq.ft.	Age:	1983 (42 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: none

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 — a true mechanic'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 — 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 — 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 — move-in ready! Don't miss this rare opportunity. Schedule your showing today!