

\$519,900 - 22 Sandarac Circle Nw, Calgary

MLS® #A2253877

\$519,900

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

Sandstone Valley, Calgary, Alberta

OPEN HOUSE on Saturday, September 13th from 2-4pm AND Sunday, September 14th from 2-4pm. Beautifully Updated Bungalow Townhome in 55+ Adult Lifestyle Community This home in a well-maintained complex with friendly neighbours blends comfort, convenience, and community, all designed for the lifestyle you've been waiting for. Enjoy the comfort, convenience, and peace of mind that come with this beautifully updated, larger sized, end-unit bungalow townhome in a sought-after 55+ adult lifestyle complex.

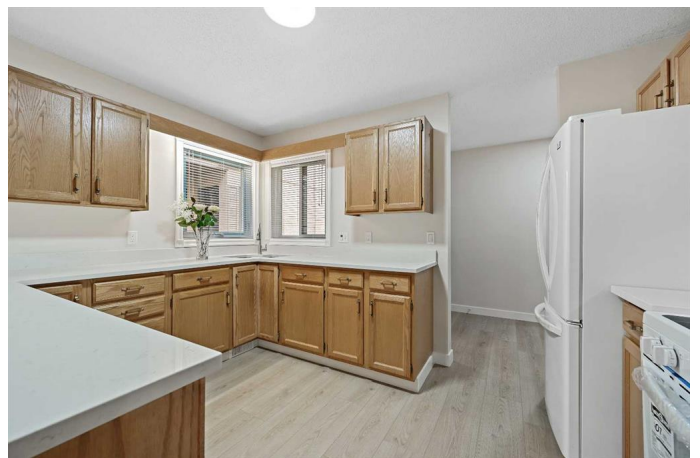
Designed for easy living, this home offers everything you need on the main floor with the added flexibility of a spacious partially developed lower level.

The bright kitchen is both stylish and practical with new appliances, upgraded sink, and quartz counters, opening to a cozy eating nook and a sunny south-facing deck – a perfect spot to relax and unwind. The generous living and dining area accommodates larger furniture and makes entertaining simple.

Two main floor bedrooms (one ideal as a guest room or office) including a primary suite with private ensuite, as well as a second bathroom, plus main floor laundry ensure everyday convenience without stairs.

Thoughtful updates include luxury vinyl plank flooring, fresh paint, new trim, quartz counters in both bathrooms, and Poly-B plumbing replaced with PEX – leaving you with peace of mind and a truly move-in ready home.

The lower level offers a full bathroom, plenty of



storage, and unlimited potential for hobbies, a workshop, or future development. A single car garage with handicap lift and keypad entry for extra convenience also provides security and accessibility. This home also has a parking pad which provides additional space for your vehicles.

Set in a quiet, well-cared-for complex that also has a clubhouse (Hacienda Clubhouse) with kitchen and recreation room, and is close to shopping and amenities, this home is perfect for those looking to simplify their lifestyle without sacrificing space or comfort.

Built in 1989

Essential Information

MLS® #	A2253877
Price	\$519,900
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	Clubhouse, Recreation Room, Visitor Parking
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Parking Spaces	2
Parking	Carport, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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	10
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Realty Professionals
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