

# \$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 | 107           |
| Zoning         | R-CG          |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.