

# \$649,900 - 68 Sandarac Road Nw, Calgary

MLS® #A2217165

**\$649,900**

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.

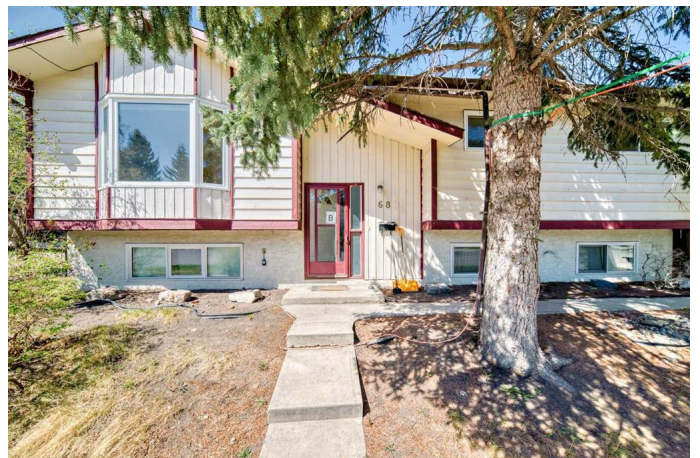
Step inside to over 2,000 sq ft of thoughtfully designed living space. The main floor offers 3 spacious bedrooms and 1.5 baths. A bright, country-style kitchen with ample cabinetry and a large dining area opens to a sunny deck â€” perfect for morning coffee or summer BBQs. Relax in the inviting living 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          | \$649,900   |
| 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 | 60            |
| Zoning         | R-CG          |

**Listing Details**

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

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