

\$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

Beautifully Updated Bungalow Townhome in
55+ Adult Lifestyle Community

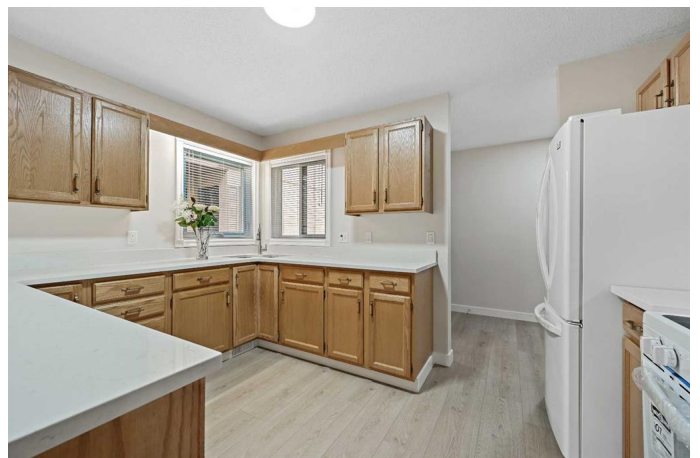
This home in a well-maintained complex with friendly neighbours blends comfort, convenience, and community, all designed for the lifestyle youâ€™ve been waiting for. Enjoy the comfort, convenience, and peace of mind that come with this beautifully updated, larger sized, end-unit bungalow townhome in 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 â€” 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 PEXâ€”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
Parking Spaces	2
Parking	Single Garage Attached, Carport

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 13
Zoning M-CG d44

Listing Details

Listing Office RE/MAX Realty Professionals

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.