

\$479,900 - 22 Sandarac Circle Nw, Calgary

MLS® #A2269992

\$479,900

2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

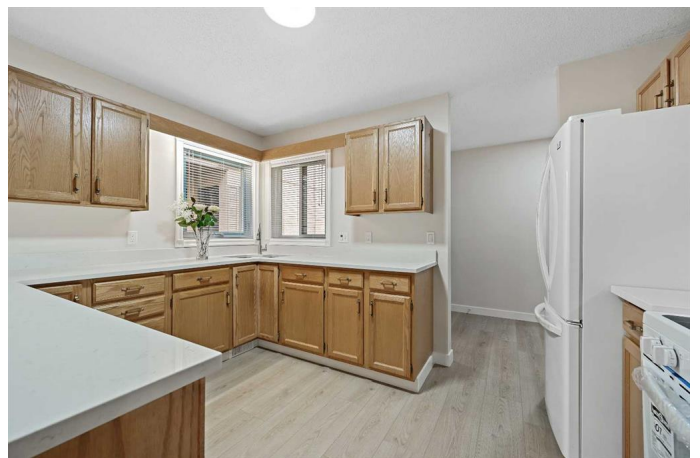
Fantastic New Pricing - \$479,900!

Beautifully Updated End-Unit Bungalow in a 55+ Adult Lifestyle Community.

This larger-sized, thoughtfully refreshed bungalow townhome delivers the convenience, comfort, and community that define exceptional adult living. With true main-floor living, modern updates throughout, and an end-unit position that maximizes natural light and privacy, this home offers a compelling value proposition at its new price.

The updated kitchen features newer appliances, quartz countertops, new blinds, and dual windows over the corner sink, creating a bright, functional workspace. The adjoining eating nook opens to a sunny south-facing deck with a powered awning—perfect for morning coffee, afternoon reading, or hosting friends. The spacious living and dining area accommodates full-sized furniture and can function as an open great room or as separate formal spaces. Two main-floor bedrooms include a primary suite with a private ensuite, plus a second full bath—ideal for guests or a dedicated office. Both bathrooms have refreshed fixtures, taps, and toilets for a clean, modern feel.

Major updates deliver peace of mind: luxury vinyl plank flooring, fresh interior paint, quartz counters, new appliances, updated plumbing fixtures, new blinds, and full Poly-B replacement with PEX. This is truly a move-in-ready home. Main-floor laundry and a



single attached garage with wheelchair lift ensure everyday ease and accessibility. The unfinished lower level provides outstanding flexibility—use it for organized storage, a workshop or craft area, or develop it later to suit your needs. The complex is purpose-built for 55+ living, offering quiet streets, well-maintained grounds, and a strong sense of community. The Hacienda Clubhouse hosts regular activities and gatherings, making it easy to stay social and engaged. Shopping and essential services are close by, providing convenience without compromising the peaceful setting. If you’re looking to simplify without downsizing your quality of life, this updated end-unit bungalow delivers exceptional value, comfort, and connection.

Built in 1989

Essential Information

MLS® #	A2269992
Price	\$479,900
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	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

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	November 10th, 2025
Days on Market	4
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Realty Professionals
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