



**GRASSROOTS**  
REALTY GROUP

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**911 Suncastle Drive SE**  
**Calgary, Alberta**

**MLS # A2217443**



**\$730,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Wet Bar		

**Inclusions:** Freezer In Basement

Discover this stunning home in Sundance just minutes to the amazing Sundance Lake and all the neighbourhood schools (k-12)! This fabulous floor plan offers more space than meets the eye, at over 3200ft<sup>2</sup> total, with 5 bedrooms and 4 bathrooms. Enjoy a private west backing yard, with a gorgeous pergola and stay comfortable year-round with brand-new central A/C unit. Key upgrades include a high-efficient furnace & hot water tank (2021), updated windows (2013), and fresh exterior paint (2022). The garage door is newly installed, while the shingles are only 10 years old. Unlike a lot of the neighbourhood homes, this house has copper plumbing, not that pesky Poly-B. This gem combines quality living with a fantastic location, we'd love to accommodate your showing needs. The house has been lovingly cared for over the decades and is ready for you to make it your own!