



GRASSROOTS
REALTY GROUP

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42 Sunvista Crescent SE
Calgary, Alberta

MLS # A2218685



\$625,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Sundance | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,925 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Tankless Hot Water | | |

Inclusions: fridge in basement, stove in basement, dishwasher in basement, washer/dryer in basement, central vac(as is), alarm system and equipment, tv and mount in family room

Welcome to this spacious detached home located in the desirable lake community of Sundance, offering exclusive lake access and over 1900 sq ft above grade! Brimming with potential, this home requires cosmetic TLC but features soaring vaulted ceilings, a beautiful sunken family room with sliding patio doors, and a bright, east-facing backyard. The main floor offers a functional layout with a dedicated office, convenient laundry room, a sunny kitchen with new appliances and access to the backyard and an inviting living room filled with natural light. Upstairs, you'll find three generous bedrooms, including a large primary suite with a walk-in closet and renovated ensuite. The illegal basement suite boasts two oversized bedrooms with brand new egress windows. Significant upgrades include: all new windows and exterior doors, high-efficiency furnace, central A/C, hot water on demand, new electrical panel, new water softener, Poly-B plumbing replaced, new garage door, composite deck, and bathroom renovations. Roof shingles were replaced in 2012. With elementary and high schools in the community, amenities nearby and Sundance Lake privileges, including swimming, skating, and more this location is ideal. Don't miss the opportunity to own in this family friendly neighbourhood.