



GRASSROOTS
REALTY GROUP

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47 Sunbank Place SE
Calgary, Alberta

MLS # A2224180



\$660,000

Division:	Sundance		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,082 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Rear Drive, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

PRICE REDUCEDOPEN HOUSE JUNE 22, 1:30-3:30 PM***Envision your family making lasting memories in this stunning, fully renovated 3-level split, nestled on a huge pie-shaped lot in a quiet cul-de-sac within the highly desirable Lake Sundance community. The main level features an impressive modern kitchen with a full wall of cabinetry, quartz countertops, a central island with breakfast bar and stainless steel appliances. The adjacent dining room provides a charming backdrop for meals as you look out onto the endearing front porch. Opposite the kitchen, the expansive living room boasts a stylish panel feature wall, a cozy wood-burning fireplace and a large front window overlooking the beautiful apple tree in the mature front yard. Upstairs, you'll find a spacious master bedroom with its own 2-piece ensuite, along with two additional bedrooms and a shared 4-piece bathroom, ideal for families. The lower level is thoughtfully finished with a bedroom featuring elegant French doors, a 3-piece bathroom and a versatile recreation room that could easily serve as a fourth bedroom, office or home gym. Enjoy laminate flooring throughout, some newer windows, sleek black hardware and designer light fixtures that add a stylish, cohesive touch across all levels. This home doesn't just offer stunning living spaces, it also includes a spacious crawl space perfect for storage ideal for seasonal items, storage bins, tools, and so much more. Stepping outside into the private, oversized backyard, you'll see for yourself how easy it is to materialize your ideal way of unwinding. Whether it's entertaining guests, growing your own mini organic garden, or building your dream garage, the space is teeming with potential. Not to mention, with the wrap-around deck and pie-shaped lot, the possibilities truly are endless. Located in Sundance, one of Calgary's

most sought-after lake communities, you'll enjoy exclusive access to Sundance Lake, offering swimming, boating, fishing, and skating. The community also features a clubhouse, beach volleyball courts, picnic areas and year-round events and programs for families. Schools for all grade levels are nearby, along with shopping, dining and excellent transit access. This is the perfect blend of modern living, outdoor space and unbeatable community lifestyle. Don't miss your chance to own a beautifully upgraded home in a premiere lake community.