



GRASSROOTS
REALTY GROUP

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55 Sunbank Road SE
Calgary, Alberta

MLS # A2226162



\$590,000

Division:	Sundance		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,062 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Private, Revers		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters		

Inclusions: TV in Living Room

A rare find in the highly sought-after Sundance Lake community! This exceptional 3-level split offers the perfect blend of prime location, modern updates, and family-friendly design. Positioned directly across from a green space, you're steps away from the community lake, beach house, parks, and schools – truly a walker's paradise! Step inside this meticulously designed 1550+ sqft haven. The main level welcomes you with a bright and open dining and living room, highlighted by a stunning fireplace feature wall (TV & mount included!). This inviting living area seamlessly connects to a kitchen boasting refinished cabinets, new granite countertops, and a charming built-in bench for the breakfast nook. The upper level provides three generously sized bedrooms, a convenient laundry closet, and a well-appointed 4pc main bath. The versatile lower level offers a spacious rec room, or an ideal setup for a luxurious primary suite, complete with a cozy gas fireplace with brick finish. This level also includes a three-piece bath, ample storage, laundry hook-ups, and expansive crawl space. Enjoy peace of mind with extensive recent improvements: a new roof (on both the house and the oversized double detached garage in 2019), a new furnace (2020), and both bathrooms recently renovated, new flooring, baseboards and trim, Plus, newer exterior french doors, a new living room picture window, and a newer kitchen window enhance curb appeal and efficiency. Outdoor living is a breeze with a huge deck perfect for entertaining and BBQ'ing. The oversized double detached garage and paved rear lane add convenience. This location cannot be surpassed: under a 5-minute walk to elementary & junior high schools, and excellent access to Stoney, Deerfoot & McLeod Trail. Don't miss your chance to secure this Sundance gem!

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