



GRASSROOTS
REALTY GROUP

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96 Sunhurst Road SE
Calgary, Alberta

MLS # A2232609



\$625,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows		

Inclusions: n/a

OPEN HOUSE SAT 1-3 PM** Move-In Ready Family Home in a Quiet Location, Walking Distance to the Lake! Welcome to 96 Sunhurst Rd SE. A beautifully maintained bungalow on a sunny corner lot with excellent curb appeal and convenient lane access to a double detached garage. This bright, inviting home offers over 1,900 square feet of developed living space, featuring 4 generous bedrooms (3 up, 1 down), including a primary suite with a private two-piece ensuite, and a full main floor bath. All bedrooms are outfitted with honeycomb blinds for added comfort. The upgraded kitchen is a standout, complete with ceiling-height cabinetry, stainless steel appliances, and plenty of counter and storage space, ideal for both everyday cooking and hosting friends/family. It flows seamlessly into the designated dining area and bright living room featuring a cozy wood-burning fireplace and wrap around corner windows. The fully finished basement offers a 4th bedroom, full bathroom, office nook, and a flexible space perfect for a home office, gym, or playroom for kids, along with a generous storage room currently being used for laundry and a playroom every kid will love! This home has seen numerous key upgrades, including: High-efficiency furnace & HWT (2022), Central A/C (2024), Newer windows throughout, Updated kitchen, Flooring, Lighting, and Designer paint throughout. Outside, enjoy a fenced backyard with a natural gas BBQ hookup, and a detached double garage with additional storage space. Located in the heart of Sundance, this family-friendly community offers year-round lake access for swimming, boating, fishing, tennis, ice skating, sledding, and more. You're within walking distance to great schools, and just minutes from Fish Creek Park, South Health Campus, shopping, and major routes including Stoney, Deerfoot, and Macleod Trail.

With a functional layout and all the big-ticket updates already taken care of, this is a move-in-ready opportunity you won't want to miss. Schedule your private showing today and start your next chapter in this incredible home!