



GRASSROOTS
REALTY GROUP

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24 Sunlake Gardens SE
Calgary, Alberta

MLS # A2234311



\$529,900

Division:	Sundance		
Type:	Residential/Triplex		
Style:	Bi-Level		
Size:	1,541 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: NA

Welcome to this fully renovated townhome in the highly sought-after lake community of Sundance with no poly-b! From the moment you step inside, you'll be impressed by the soaring vaulted ceilings and spacious foyer that creates a grand first impression. The main floor features rich maple hardwood flooring, brand new large sun-filled windows, and tasteful renovations throughout. The living room is truly the heart of the home, showcasing 12-foot vaulted ceilings, a stunning gas fireplace with an elegant surround and mantle—perfect for cozy evenings. The adjacent kitchen boasts crisp white cabinetry, sleek granite countertops, and brand-new stainless steel appliances. Step out onto your private deck just off the kitchen—ideal for relaxing summer evenings or morning coffee. Just a few steps up, you'll find a bright and airy family room with a second fireplace, offering a warm and inviting space for gatherings or quiet nights in. The upper level is home to the spacious primary bedroom, complete with a 4-piece Jack & Jill ensuite bath with walk-in shower. The lower level includes two additional bedrooms with large windows, another full 4-piece bathroom, a convenient laundry area and access to the garage. Recent upgrades include full poly-b removal, new windows, kitchen, upstairs bath, basement flooring and bathroom vanity, carpet, baseboards, central A/C, furnace, and a new hot water tank!. Completing this fantastic home is an oversized single attached garage, featuring new epoxy flooring, a new garage door, and plenty of space for storage. Sundance is a vibrant lake community offering year-round recreational opportunities, including access to a private lake with tennis courts, playgrounds, and a clubhouse. Whether you're skating in the winter or swimming in the summer, there's something for everyone. The community is also home to all levels of

schools, a wide array of amenities, and borders the scenic Fish Creek Park. With easy access to Macleod Trail, Deerfoot Trail, and Stoney Trail, commuting is a breeze. This is a truly special home in an exceptional location—book your private showing today!