



**GRASSROOTS**  
REALTY GROUP

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**47 Sunhurst Court SE**  
**Calgary, Alberta**

**MLS # A2242245**



**\$595,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Separate Entrance		

**Inclusions:** N/A

**SUNDANCE BUNGALOW! COMPLETELY RENOVATED MAIN FLOOR INCLUDING DOORS AND WINDOWS! LAKE ACCESS!** A beautiful bungalow on a Quiet Cul-de-sac in the sought after, family friendly community of Lake Sundance. The house has a completely renovated main floor including flooring, kitchen, bathrooms, windows, doors, baseboards, and trim. The galley style kitchen offers bright and clean cabinetry with a lot of storage and access to the dining area, living room and access to the backyard through the side entry door. The living room has tonnes of light through the large west facing windows and is flanked by a nice white brick fireplace for extra warmth when needed. The basement of this home has been left mostly unfinished and is ready for your ideas and even has a rough in for a bathroom. There is a large side yard with a new perimeter fence with space to accommodate 2 cars on the rear parking pad. There is ample space for you to add your own 2 car garage in the future. The house is walking distance to Lake Sundance where you can enjoy a multitude of activities. Also nearby are schools, play fields, and Fish Creek Park.