



GRASSROOTS
REALTY GROUP

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76 Sunhurst Road SE
Calgary, Alberta

MLS # A2244212



\$579,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking, RV Carport		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Shed + decorative items (Sun Metal Art piece-front of the house), Reptile (left side of the house art piece), and concrete white bench; the wood burning fireplace is AS IS (should work but they've never used it).

Welcome to this 100% turnkey home - a beautifully upgraded 4-bedroom, 3-bathroom bungalow with NEW WINDOWS, a NEWER METAL ROOF (installed in the last 2-3 years-they last 40-70 years and are highly resistant to hail, wind, snow and fire), NEW FURNACE, NEW WATER TANK, and a high-efficiency heat/AC pump (2024). Truly move-in ready, this home is perfect for families, investors, or downsizers looking for comfort, convenience, and low-maintenance living. Inside, you'll find a functional layout with thoughtful updates, including a brand-NEW FRIDGE (Jan 2025), NEW MICROWAVE HOOD FAN, and tastefully upgraded bathrooms. This is a no-pets, no-smoke property. Major system upgrades include a NEW ELECTRICAL PANEL installed in September 2023, UPDATED copper PLUMBING for laundry connections, and a NEW WINDOW WELL with an EGRESS basement window added in February 2024. Enjoy cool summers and warm winters with the new heat pump system - a great alternative to traditional air conditioning. The home features a no-maintenance stucco exterior and a gorgeous front yard garden. The backyard is private and low maintenance. Off the master bedroom, a private oasis awaits, perfect for morning coffee or evening relaxation. The basement includes a bedroom, bathroom, laundry room, storage, and a large amount of space ideal for teens or extended family. There is also RV parking or a perfect space for a future double detached garage, offering flexibility for your needs. This home is truly perfect - nothing needs to be done. Save your renovation budget and start living steps from the Sundance lake and Fish Creek Park. Whether you're looking for a family home or an investment opportunity, this property checks every box. Live next to nature, walk to the Sundance lake and that stunning beach, the

tennis courts, (7 min walk!!) enjoy the peaceful lifestyle, and move in just in time to enjoy summer at the lake! Living in Lake Sundance means enjoying exclusive year-round access to a stunning private lake and resort-style amenities. In the summer, residents can relax on the sandy beach, swim in the clear lake, or enjoy paddleboarding, kayaking, canoeing, and pedal boating. There are also beach volleyball and tennis courts, shaded picnic areas with BBQs, and playgrounds for the kids. In the winter, the lake transforms into a winter wonderland with maintained skating rinks, hockey areas, tobogganing, and even ice fishing. The community also offers a clubhouse for private events and hosts a variety of family-friendly programs and seasonal celebrations throughout the year. With something for everyone, Lake Sundance offers a truly unbeatable lifestyle in Calgary. Book a showing today and view our 3D Virtual Tour!