



GRASSROOTS
REALTY GROUP

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5 Sunvista Crescent SE Calgary, Alberta

MLS # A2248356



\$719,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Composite Siding, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters

Inclusions: n/a

Desirable Lake Sundance updated 4 level split in an area that the neighbours look after their properties. West backyard with a deck off of the kitchen that looks over the treed yard. This 4-level split is the great layout with over 2075 sq. ft. of tasteful living. When you walk into the spacious foyer you see the vaulted ceilings on the main with a Dry Pac stone feature wall and gorgeous Hardwood floors. A great kitchen with quartz counters and Stainless-steel appliances, upgraded cabinets, large island with Pendant lighting, tile floors and access to the back yard. The upper level has 3 bedrooms, with a large master bedroom with double closets and 2 gorgeous bathrooms. The third level has a spacious family room with a wood burning brick fireplace. There is also a fourth bedroom and an updated 3 piece bath. Lower level has a laundry with cabinets and a laundry sink, utility area and a rec room. Air-Conditioned, Neutral colours throughout, mint condition, mostly updated windows, Hardy board siding, only one neighbour and a double attached garage. Great Lake community, lots of schools with all levels of schools, Fish Creek Park and easy access to Stoney Trail.