



GRASSROOTS
REALTY GROUP

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1375 Sunvista Way SE
Calgary, Alberta

MLS # A2260177



\$800,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Greenbelt, Landscaped, Private, Street Lighting, Treed, Waterfall,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 4 bar stools in kitchen, Pergola, Shed.

Beautifully renovated 4-Bedroom, 3-Bathroom Home in Desirable Lake Sundance! Tucked away on a quiet street in one of Calgary's most coveted lake communities, this beautifully updated and fully developed home offers over 2,840 sq. ft. of refined living space and showcases exceptional pride of ownership. Featuring over \$100,000 in high-quality upgrades, this home is truly move-in ready. Step inside to discover a chef-inspired designer kitchen with timeless cabinetry, extensive storage and pull-outs, a large island with a prep sink, and a suite of premium appliances—Miele integrated refrigerator, KitchenAid induction range (2024), built-in oven and microwave, Miele dishwasher, and a new bar fridge (2024). A new skylight (2023) and large picture windows flood the main floor with natural light, creating an inviting, open atmosphere perfect for family living and entertaining. The upper-level features three spacious bedrooms finished with rich oak hardwood flooring, including a generous primary suite with a newly renovated ensuite (2024)—one of three modernized bathrooms throughout the home. The fully finished basement provides additional versatility, offering a comfortable rec room, a fourth bedroom or flex space, and abundant storage options. Step outside to your private, beautifully landscaped backyard—a true outdoor retreat designed for relaxing or entertaining, complete with a large patio, a gorgeous stone waterfall, and BBQ area ideal for gatherings with family and friends. Additional highlights include custom blinds (2025), new washer and dryer (2024), solar-powered roof vents, high-R insulation upgrade (2023), central air conditioning, central vacuum, water filtration system, and dual-pane windows (2014). For a full list of updates, see the supplements. With every detail thoughtfully upgraded, this Lake Sundance

treasure blends luxury, comfort, and functionality—offering a rare opportunity to live, relax, and play in one of Calgary’s premier lake communities. Enjoy exclusive year-round lake access, scenic walking paths, and the natural beauty of Fish Creek Park just minutes away. Families will appreciate the convenience of nearby Catholic, Public, and French Immersion schools (K–12), as well as quick access to Stoney Trail and MacLeod Trail for easy commuting. Homes of this caliber in Lake Sundance don’t come along often—book your showing today, this one won’t last!