



**GRASSROOTS**  
REALTY GROUP

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**165 Sunvale Crescent SE**  
**Calgary, Alberta**

**MLS # A2262085**



**\$526,500**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Standard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Storage		

**Inclusions:** Large Shed in Backyard/Parking Pad

**\*\*Lowest Priced Detached in Sundance!!\*\*** Welcome to this charming 3-bedroom home in the highly sought-after lake community of Sundance! Tucked away on a quiet street, this property has so much to offer, from a warm and inviting feel with brand-new carpet in the bedrooms, stairwell, and basement, new lower cabinet fronts, and they even replaced the glass in the windows. The fully developed basement provides extra living space, while added shelving throughout the home offers ample storage. With a spacious backyard for you to enjoy or to let the kids run around, this home offers something for everyone. Enjoy the beauty of Sundance living &mdash; just minutes away from the beautiful Sundance Lake where year-round activities like swimming, skating, and fishing await. Families will love the convenience of being close to all levels of schools, parks, pathways, and nearby shopping. This home is move-in ready and the perfect opportunity to join one of Calgary's most desirable communities. This home has already been through a pre-listing inspection and all repairs have been addressed for your piece of mind! Being the lowest price in Sundance, now is your time to get into this amazing community before the colder weather comes! This one won't last!