



**GRASSROOTS**  
REALTY GROUP

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**108 Sunbank Way SE**  
**Calgary, Alberta**

**MLS # A2262950**



**\$535,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this charming Bi-level in the heart of Sundance. This super cute home offers over 1600 sq.ft. of comfortable living space &ndash; perfect for first time home buyers looking to settle in a vibrant lake community. Step into a warm and inviting living room featuring a classic wood-burning fireplace with a convenient gas log lighter, ideal for cozy evenings. A sunny south-facing bay window fills the space with natural light, creating a cheerful ambiance throughout the day. The adjoining dining area is just right for intimate dinners or casual family meals. The main floor showcases beautiful hardwood flooring and a quaint kitchen with ample cabinetry and generous countertop space &ndash; ready for your culinary adventures. Two well-sized bedrooms and a 4-piece bath complete the upper level. Downstairs, you&rsquo;ll find a spacious recreation room and a cozy game nook with a dry bar, waiting for your finishing touches. A third bedroom and a 3-piece bath offer a private retreat for family or overnight guests. The lower level also includes a dedicated laundry room and plenty of storage for d&eacutecor and more. Step outside to discover a private backyard retreat featuring an outdoor firepit and new maintenance free fencing perfect for relaxing under the stars or hosting casual gatherings. There's also plenty of space out back for parking, adding convenience and flexibility to your lifestyle. Enjoy the unbeatable locations &ndash; just steps from schools, public transit, and the sought-after Sundance Lake amenities. With shopping, dining, and major roadways, everything you need is within easy reach. This is more than a home &ndash; it&rsquo;s a lifestyle. Come experience all that this home and Sundance has to offer.