



GRASSROOTS
REALTY GROUP

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399 Sunlake Road SE
Calgary, Alberta

MLS # A2265880



\$650,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,712 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Private, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, See Remarks, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: na

PRICE REDUCED!!!! Welcome to 399 Sunlake Road SE, a beautifully maintained 2-storey home offering 1,712 sq. ft. of comfortable living space in the desirable lake community of Sundance. This 3-bedroom, 2.5-bathroom home features a bright and functional layout with a spacious living area and an inviting kitchen that opens onto your east-facing backyard—perfect for morning sun and outdoor entertaining on the back deck. Enjoy peace of mind with several major updates including a 1-year-old furnace and roof, gutters, and siding replaced just 4 years ago. The unspoiled basement provides endless possibilities for future development, while the double attached garage offers convenience year-round. Additional highlights include air conditioning, ideal for Calgary’s warm summer days. Located steps from parks, schools, and the lake, this home is perfect for families seeking comfort and community.