



GRASSROOTS
REALTY GROUP

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116 Sunlake Gardens SE
Calgary, Alberta

MLS # A2266063



\$569,900

Division:	Sundance		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,721 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, See Remarks, Walk-In Closet(s)		

Inclusions: Vacuflo, All window Coverings, Garburator

Largest unit in the complex with over 1,700 sq. ft. above grade (just under 2400 sq.ft total developed)of living space! This rare and spacious 4-bedroom, 4-bathroom townhome is located in the desirable lake community of Sundance, offering lake access and close proximity to transit, all levels of schooling, shopping, and multiple parks. Features include a double attached front garage with driveway parking for two additional vehicles, 9 ft ceilings on the main floor, an open-concept layout, and a cozy three-sided fireplace. The home has been well maintained with numerous updates, central A/C, including newer kitchen appliances, vacuflo system, upgraded bath and kitchen fixtures, a newer hot water tank, & recently replaced toilets. The top level features a large primary bedroom with a full ensuite, while the split-level design includes an upper laundry room, another full bedroom with its own ensuite, and a spacious third bedroom. The fully developed lower level offers a large fourth bedroom, perfect for guests or a home office. Enjoy maintenance-free living with a sunny, south-facing deck ideal for relaxing or entertaining.