



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**172 Sunvale Crescent SE**  
**Calgary, Alberta**

**MLS # A2266284**



**\$549,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 4 Level Split                                |               |                   |
| <b>Size:</b>     | 1,160 sq.ft.                                 | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Garden, Irregular Lot, Landscaped |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, No Smoking Home |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Welcome to this charming 4-level split nestled on a quiet street in the highly sought-after lake community of Sundance &mdash; where full lake privileges offer year-round recreation and family fun! The main floor showcases a bright and inviting formal living and dining area with vaulted ceilings and a beautiful bay window that floods the space with natural light. The spacious kitchen features stainless steel appliances, a generous eating nook, and patio doors leading to the sunny backyard &mdash; perfect for effortless indoor-outdoor living and summer gatherings. Upstairs, you'll find a well-planned layout with a large primary bedroom complete with a private 2-piece ensuite, two additional bedrooms, and a 4-piece main bath. The fully finished third level offers a comfortable family room, a 4-piece bath, and a versatile fourth bedroom or home office &mdash; ideal for guests, teenagers, or remote work. Enjoy the sun-filled backyard with a two-tiered deck, garden beds ready for your organic vegetables, and an oversized double detached insulated garage &mdash; providing both comfort and convenience. Just steps from beautiful Sundance Lake, you can enjoy swimming, boating, fishing, skating, and tobogganing all year long. Close to top-rated schools, shopping, parks, and transit, this is the perfect home for families looking to embrace the active Sundance lifestyle.