



GRASSROOTS
REALTY GROUP

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52 Sunhurst Road SE
Calgary, Alberta

MLS # A2266811



\$629,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Doorbell camera; TV mount in living room; Garden boxes

Nestled in the heart of the sought-after Lake Sundance community, this charming 1,139 sq. ft. bungalow offers comfort, function, and unbeatable location. The bright, open-concept main floor features beautiful hardwood flooring, a cozy wood-burning fireplace, and a stylish kitchen with stainless steel appliances, an eating bar, and updated vinyl windows. The main level includes two spacious bedrooms. The family bath has plenty of space and features a beautiful walk in shower. The primary suite offers a touch of luxury with its private powder room and garden doors leading directly to the deck — perfect for your morning coffee or evening unwind. Downstairs, the fully developed basement with availability of a separate entrance expands your living space. It features a huge rec room, two additional bedrooms, a full bathroom, and a utility/laundry room with plenty of storage. Situated on a corner lot, this property shines with curb appeal and practicality. Enjoy a charming front yard with garden boxes that produce summer veggies, a wrap-around deck, and plenty of green space for pets and play. The oversized double detached garage is a mechanic's dream — built with 2x6 construction, spray foam insulation, polyaspartic flooring, 220 wiring, heat, and a roofline designed to optimize future solar panels if someone wanted to add them. If you shop for houses based on the garage this one is worth a look. Living in Lake Sundance means year-round recreation is just steps away — from beach days, swimming, and paddle boarding in the summer to skating and tobogganing in the winter. With schools, shopping, and Fish Creek Park all nearby, this home offers the perfect balance of lifestyle and location.