



**19 Sunlake Gardens SE
Calgary, Alberta**

MLS # A2277645



\$525,000

Division:	Sundance		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,501 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Oversized, Single Garage Attached, Titled		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, Pantry, Storage		

Inclusions: N/A

Get into this wonderful home just in time to enjoy a summer of LAKE LIVING IN SUNDANCE! Perfectly positioned in one of the BEST LOCATIONS WITHIN THE COMPLEX, this beautifully updated, move-in ready townhome features a RARE SOUTH-FACING BACKYARD AND DOUBLE DECK, backing onto the beautifully landscaped courtyard with direct access — a feature only a handful of units enjoy. Offering 3 BEDROOMS AND 2 BATHROOMS, this bright and spacious home is ideal for both everyday living and entertaining. The RENOVATED KITCHEN showcases granite countertops, modern appliances, and updated finishes, opening into a large living and dining area filled with natural light. The main level features durable LAMINATE FLOORING, while the FULLY FINISHED LOWER LEVEL offers vinyl flooring, a cozy fireplace, additional living space, and flexibility for guests, a home office, or family room. Recent updates include a NEW FURNACE, CENTRAL A/C, MOTORIZED LIVING ROOM BLINDS, AND A RENOVATED BATHROOM, adding comfort and convenience throughout the home. Parking is easy with a SINGLE ATTACHED GARAGE PLUS DRIVEWAY. Located in the highly desirable LAKE COMMUNITY OF SUNDANCE, you'll enjoy YEAR-ROUND LAKE ACCESS along with close proximity to FISH CREEK PARK, SCHOOLS, SHOPPING, AND AMENITIES. A fantastic opportunity to own a stylish, well-maintained home in a prime location — PERFECT FOR ENJOYING EVERYTHING LAKE LIVING HAS TO OFFER THIS SPRING AND SUMMER.