



GRASSROOTS
REALTY GROUP

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19 Sunlake Gardens SE
Calgary, Alberta

MLS # A2277645



\$525,000

Division:	Sundance		
Type:	Residential/Four Plex		
Style:	2 Storey		
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

Welcome to this beautifully updated, move-in-ready townhome in one of the best locations within the complex. Offering 3 bedrooms and 2 bathrooms, this bright and spacious home features a DOUBLE DECK, backing onto and with direct access to the beautifully landscaped courtyard—one of only a few units with this rare feature. The RENOVATED KITCHEN showcases granite countertops, modern appliances, and updated finishes, opening to a large living and dining area ideal for everyday living and entertaining. The main level features laminate flooring, while the lower level offers durable vinyl flooring and a cozy fireplace. Recent upgrades include a NEW FURNACE, A/C, motorized living-room blinds, and a RENOVATED BATHROOM. Parking is convenient with a single attached garage plus driveway. Located in the desirable lake community of Sundance, enjoy year-round lake access and close proximity to Fish Creek Park, schools, and amenities. A fantastic opportunity to own a stylish, well-maintained home with a truly unique outdoor feature.