



GRASSROOTS
REALTY GROUP

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86 Sunvista Close SE
Calgary, Alberta

MLS # A2278046



\$815,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,848 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Pantry		

Inclusions: 2 Air Conditioners, , 4 Ceiling Fans, 2 Furnaces, 2 Hot Water Tanks

Offered for the first time, this original-owner home is in truly immaculate condition and has been thoughtfully updated over the years. With spacious principal rooms, timeless finishes (including gleaming hardwood floors on the main, stairway and upper hallway) and exceptionally cared for throughout, this is a property that stands out from the moment you arrive. A welcoming front foyer opens to a bright front living room and adjacent dining room, perfect for hosting family and friends. The chef-friendly kitchen is the heart of the home, featuring an expansive granite island, custom full-height oak cabinetry, pantry, new vinyl plank flooring and a sunny dining nook. The main-floor family room offers a cozy place to relax, while a main-floor den provides ideal space for a home office or quiet retreat. Upstairs, the generous size primary bedroom is finished with warm cork flooring, a large walk-in closet, and a luxurious spa-like ensuite with jetted tub, separate shower, twin-sink vanity, and heated floor. Two additional bedrooms, a bonus room with closet (could be used as a 4th bedroom), plus a 5-piece family bathroom with heated flooring and a huge laundry room for added convenience complete this level. The fully developed lower level features a recreation room with electric fireplace, a games room, and roughed-in plumbing for a future bathroom. Practical upgrades include two furnaces, two hot water tanks, and two air-conditioning units, ensuring comfort and efficiency year-round. Additional highlights include an oversized double attached garage that is insulated and drywalled, updated windows, 40-year shingles installed in 2009, and low-maintenance Trex decking on both the front verandah and rear decks. Ideally located just minutes from the recreation centre and lake, local schools, Fish Creek Park, and with excellent access to LRT, Stoney Trail, and Deerfoot Trail,

plus shopping and entertainment at The Shoppes of Shawnessy and Shawnessy Village. This is a rare opportunity to own a beautifully maintained, move-in-ready home in an outstanding location. Don't miss this exceptional property.