



**GRASSROOTS**  
REALTY GROUP

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**399 Sunlake Road SE**  
**Calgary, Alberta**

**MLS # A2284794**



**\$650,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, See Remarks, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, Natural Woodwork

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** none

**PRICE REDUCED!!!!** Welcome to 399 Sunlake Road SE, a beautifully maintained 2-storey home offering 1,712 sq. ft. of comfortable living space in the desirable lake community of Sundance. This 3-bedroom, 2.5-bathroom home features a bright and functional layout with a spacious living area and an inviting kitchen that opens onto your east-facing backyard&mdash;perfect for morning sun and outdoor entertaining on the back deck. Enjoy peace of mind with several major updates including a 1-year-old furnace and roof, gutters, and siding replaced just 4 years ago. The unspoiled basement provides endless possibilities for future development, while the double attached garage offers convenience year-round. Additional highlights include air conditioning, ideal for Calgary&rsquo;s warm summer days. Located steps from parks, schools, and the lake, this home is perfect for families seeking comfort and community.