



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

107 Sunbank Way SE
Calgary, Alberta

MLS # A2287150



\$519,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV mounts in home (TV's are excluded), hoodfan and drawer unit in garage, all window coverings, all attached lighting, garage wood shelving

Great family home in the heart of an established lake community! Sunny and bright, this 3 bed, 2.5 bath home shines. Hardwood floors, spacious layouts, soaring vaulted ceiling in the entry way. Kitchen is bright and functional and fits a table or even add an island! Large window looks into the backyard where you can watch your kids. Upstairs you are greeted by 3 large bedrooms and a family bathroom. Rough in started for upper stacked laundry. The basement is fully finished with a flex room, laundry room, second full bath, and a rec room that is perfect for family movie nights. The back has a great interlocking paved patio and an oversized double detached garage that is kitted out. Come and see how far your money goes in a great area with schools and shopping closely. Transit just a few steps away.