



GRASSROOTS
REALTY GROUP

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440 Sunlake Road SE
Calgary, Alberta

MLS # A2294085



\$739,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,933 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: window coverings, garage door opener with control

Beautiful Family Home! Well situated, close to schools, SUNDANCE LAKE and public transportation. This FULLY FINISHED Home has plenty of space for the whole family! As you enter the home you will be greeted with VAULTED CEILINGS in the traditional formal dining and living room. A versatile main-floor OFFICE can also be used as a guest bedroom, as it features an access door to the 3-Piece main-floor bathroom. The Kitchen has been renovated with beautiful QUARTZ COUNTERTOPS! The upper level features a spacious Primary Bedroom which includes a large WALK IN CLOSET and a 4-PIECE ENSUITE with a large SOAKER TUB and separate shower. Two good sized bedrooms and an additional 4-PIECE Bathroom completes the 2nd level. The basement is FULLY FINISHED with a large REC ROOM, and features a WET BAR with plenty of counterspace! A 4 Piece Bathroom and a large STORAGE / LAUNDRY AREA makes this basement a great versatile living space to be enjoyed by the entire family! Recent updates include: New Windows, New Hot Water Tank, New Air Conditioning, New High Efficiency Furnace, and all Poly B has been replaced except for the basement infloor heating system. With all of the large capital improvements completed, this home is ready for your family to enjoy for many years to come! Enjoy the LAKE AMENITY and access to FISHCREEK PROVINCIAL PARK this spring / summer in your next home!