



**88 Sunhurst Road SE  
Calgary, Alberta**

**MLS # A2294582**



**\$534,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Basement stove, refrigerator, dishwasher, washer.

Welcome home! Located on a quiet, low-traffic street just steps from schools and year-round lake access, this well maintained bungalow offers incredible versatility for families or investors alike. The main floor features a bright and spacious living room, a large kitchen with ample cabinetry and room for dining, and 3 generous bedrooms along with a full 4-piece bathroom, ideal for comfortable everyday living. The fully finished basement adds exceptional value with a 1-bedroom illegal suite, complete with its own kitchen, living area, full bathroom, separate side entrance, and separate laundry. Additional highlights main floor laundry and a double detached garage (23' x 21'), offering plenty of parking and storage. Enjoy being just minutes from schools, parks, shopping, transit, and all the amenities that make Lake Sundance one of Calgary's most desirable family communities. A fantastic opportunity in a prime location, this one is a must see!