



**1331 Sunvista Way SE**  
**Calgary, Alberta**

**MLS # A2295835**



**\$719,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** washer, dryer, refrigerator, dishwasher, electric stove, microwave, hoodfan, central vac and accessories, water softener, garage remotes, window coverings

Tucked into the heart of Sundance, this beautifully maintained bi-level offers the perfect blend of space, comfort, and lifestyle—just steps to schools, year-round lake access, and minutes from Fish Creek Park. From the moment you enter, you’re welcomed by vaulted ceilings and warm hardwood flooring that create an inviting, airy feel throughout the main living space. The bright, updated kitchen features stainless steel appliances, rich granite countertops, ample cabinetry, and a charming breakfast nook, with a dedicated dining area ideal for hosting family and friends. The main floor offers two large bedrooms, including a spacious primary retreat complete with walk-in closet and a 4-piece ensuite with jetted tub, plus an additional full bathroom for convenience. Downstairs, the fully developed basement is thoughtfully laid out with a massive rec room showcasing a custom wood built-in feature wall anchored by a stone-accent fireplace, complete with built-ins and a wet bar—perfect for entertaining or relaxing. Two additional generous bedrooms, a full bath, and a huge laundry and flex space provide incredible versatility for a home gym, hobby room, or extra storage. Step outside to enjoy the deck with storage below, surrounded by mature trees that create a private, peaceful backyard setting just in time for spring. This home has been meticulously cared for over the years with numerous updates already completed, including carpets (2012), upgraded attic insulation (2009), aluminum-clad & re-glazed argon windows (2009), shingles (2010), garage door (2010), resurfaced deck (2024) and fence (2014). A new high-efficiency furnace (2024) and a state-of-the-art air filtration system (2024) have been added, offering comfort and peace of mind for years to come. With four spacious bedrooms, exceptional living areas, and an unbeatable location in one of

Calgary's most established lake communities, this is a home that truly delivers on both lifestyle and value. Make sure to check out the video tour!