



**59 Sunlake Close SE  
Calgary, Alberta**

**MLS # A2297719**



**\$640,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Chandelier, Skylight(s), Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this updated bungalow in Sundance Villas, a self-managed homeowner association with low maintenance fees (NOT condo fees) that include snow removal and lawn care. This home has over 2,315 sq. ft. of total living space (with developed basement), creating a bright, open layout with vaulted ceilings. Recent upgrades to the home include fresh paint (2025), luxury vinyl plank flooring (2019), an updated kitchen and primary bathroom (2019) with skylight and even the convenience of main-floor laundry and central AC. The fully developed basement adds another two bedrooms, a full bath, and a versatile recreation or office area, all easily accessible via a built-in Acorn Stairlift. Significant upgrades were completed since 2018 with the installation of a new furnace, hot water tank, water softener and UV air treatment. With a double garage and workbench, this home has great livability and storage options. Spend mornings on your rear balcony with updated vinyl decking and glass railing, overlooking the community playground. Lake Sundance offers community members extensive year-round amenities with a sandy beach area with boat rentals, and courts for tennis, pickleball, and basketball. Residents can use the clubhouse for events or spend time outside at the nine-hole disc golf course, soccer fields, and BBQ areas, all connected by paved walking paths. In the winter, hit the ice for a quick skate, a game of shinny on the hockey rinks, ice fishing with a friend or head over to the toboggan hill. This is a rare opportunity to be a member of an established lake community surrounded by nature, schools, amenities, and recreation, all without leaving the city.