



**88 Sunmeadows Road SE
Calgary, Alberta**

MLS # A2297837



\$715,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,987 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Just steps from Sundance Lake, this home offers rare access to one of Calgary's most sought after PRIVATE LAKE communities, where summer days at the beach and winter skating become part of everyday life. Inside, a functional layout connects a bright front living room, formal dining area, and a comfortable family room with fireplace, while the kitchen flows into the breakfast nook and backyard for easy day to day living. Upstairs features 4 bedrooms, including a spacious primary with its own ensuite. The finished basement adds valuable extra space for recreation, media, or a home gym. MAJOR UPDATES have already been taken care of, including NEW windows, furnace, A/C, dishwasher, LVP, and professional interior and exterior paint. The home also offers RV parking and a double attached garage. Located in the heart of Sundance with all levels of schools, nearby shopping and restaurants, quick access to Fish Creek Park, and convenient routes to Stoney Trail, this is a move in ready home in a community built around lifestyle. Book your showing before it slips away.