



**156 Sunlake Gardens SE  
Calgary, Alberta**

**MLS # A2300206**



**\$535,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautiful 3-bedroom, 3 full bathroom property with a double attached garage, double driveway, and a double-tiered private deck in the back! This great house is spacious, and you'll see that the moment you walk in the front door to the foyer. Just up the stairs to your main level - an incredibly practical layout with a cozy living room crowned with a corner gas fireplace, a dining nook next to the patio doors, and of course, the main attraction, the kitchen. Savour the delightful and stylishly renovated kitchen featuring new quartz countertops, backsplash, new appliances, and cabinets and drawers galore - some equipped with pull-out systems, making storage a dream. Notice the upgraded lighting here and throughout the house, which also complements everything from the soaring (nearly 16' in places) ceilings to the new vinyl plank floors on the main and upper level. Up another short flight of stairs you'll find a couple of bedrooms and two full bathrooms. The primary bedroom features a renovated three piece ensuite bathroom, a walk-in closet and those grand high ceilings. An additional bedroom (or office) and a full bathroom/laundry room round out this floor. The basement has a sprawling family room, a large bedroom, full bathroom and big bright windows. Enjoy your choice of the lower or upper back deck in privacy! This home is completely move-in ready with all the upgrades done for you and even prepared for summer with central air-conditioning.