



**19 Sunlake Gardens SE
Calgary, Alberta**

MLS # A2300691



\$518,000

Division:	Sundance		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,535 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, Pantry, Storage		

Inclusions: N/A

It's time to BREAK IT TO THE KIDS (and grandkids)--YOU'RE DOWNSIZING!, BUT NOT to some BORING SENIOR HOME (MILES AWAY) with SING-A-LONGS, Parcheesi and Bridge mixture! NO! YOU'RE TOO YOUNG FOR THAT!-- You're moving to THE CLASSICS OF LAKE SUNDANCE, just down the street, where you can keep your INDEPENDENCE AND YOUR LAKE PRIVILEGES! This BRIGHT UPDATED, 3 Bdrm (2+1), 2 full bath, 1535 ft² bare land condo has a SUPERIOR, INNER COURTYARD LOCATION--backing SUNNY SOUTH with a 29' (2 tiered) deck!-- Buyers will love the RENOVATED, WHITE ISLAND KITCHEN with Black Forest granite countertops, newer stainless appliances (flat stove), European Bar Pulls, ingenious buffet counter, undermount & pendant lighting and extended seating for 4 (perfect for HAPPY HOUR). Vaulted ceilings, soft designer colors and wide plank flooring throughout the main floor. Open Dining/Living Room combinations with Electric Blinds. Spacious primary bedroom has access to private, upper tier sun deck. SPA INSPIRED 3pc has glass shower stall, RAIN shower head w/detachable wand, pebble tile, seating bench & granite countertops. Fully finished basement with vinyl flooring, a cozy gas fireplace, additional living space, and flexibility for guests/home office/media room. 4 pc bath down with SxS laundry area. Put the new E-BIKES (for Fish creek Park) and golf clubs (for Blue Devil) in the OVERSIZED ATTACHED GARAGE with work bench. This home has AIR CONDITIONING! Mature, stable condo board with healthy reserve fund -- Come to LAKE Sundance (AFTER PICKLEBALL) this weekend and visit our Open Houses, April 18th+19th, 2-4PM.