



**42 Sunvista Crescent SE  
Calgary, Alberta**

**MLS # A2302693**



**\$950,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, washer, dryer, dishwasher, hoodfan in basement suite

Welcome to Sundance, one of Calgary's most sought-after and established lake communities, offering exclusive lake access and exceptional family living. Before you even step inside, you'll notice the home's impressive curb appeal, with a fully updated exterior, along with a renewed driveway and beautifully refreshed landscaping that sets the tone for what's to come. This incredible, extensively renovated home sits on a large corner lot with a sunny east-facing backyard and features a fully legal suite. No detail has been overlooked in this property. Step inside and you're immediately greeted by a stunning entryway highlighted by beautiful custom woodwork wall detailing. The main floor is bright, open, and thoughtfully designed, featuring vaulted ceilings that span the family room, dining area, kitchen, and sunny kitchen nook - creating an airy, light-filled space with an abundance of natural light throughout. The entire main floor is finished with stunning 7 1/2" EUROPEAN ENGINEERED WHITE OAK FLOORING (1/8" thickness), adding warmth and a high-end, cohesive feel throughout. The sunken family room offers a warm and inviting atmosphere, complete with a custom gas fireplace and large sliding glass doors leading to the deck, seamlessly blending indoor and outdoor living. The FULLY RENOVATED KITCHEN is a true showpiece, complete with QUARTZ COUNTERTOPS, NEW APPLIANCES, CUSTOM CABINETRY, and a LARGE ISLAND WITH SEATING. The kitchen flows effortlessly into the dining and nook areas, with direct access from the nook to the deck - perfect for entertaining or enjoying the sunny backyard. A dedicated office and convenient main floor laundry complete this highly functional level, with custom updates and new lighting featured throughout the home. Upstairs features beautiful, upgraded,

high-end carpet and offers three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite and a large family bathroom. The spacious legal suite has been fully upgraded and includes two oversized bedrooms with NEW EGRESS WINDOWS. This home has undergone extensive updates, including FULL INTERIOR RENOVATIONS (2026), NEW HIGH EFFICIENCY FURNACE, AIR CONDITIONING, and HUMIDIFIER (2021), a NAVIEN TANKLESS WATER SYSTEM and WATER SOFTENER (2023), COMPLETE REPLACEMENT OF POLY-B PLUMBING (2023), ALL NEW TRIPLE PAIN WINDOWS and EXTERIOR DOORS (2023), NEW GARAGE DOOR OPENENER (2023), NEW SHINGLES, SIDING, GUTTERS, and DOWNSPOUTS (2023), and REDESIGNED EXTERIOR LANDSCAPING with CEDAR FENCING and SEPARATE OUTDOOR SPACE FOR LEGAL SUITE (2026), plus UPDATED EXTERIOR ELEVATION and INTEGRATED SMOKE/CO2 DETECTORS (2026). Located within walking distance to parks and both elementary and high schools nearby, this turnkey property combines modern upgrades with an unbeatable location - ready for you to move in and enjoy