



**10 Sunvale Place NE**  
**High River, Alberta**

**MLS # A2303580**



**\$391,400**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	TND
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained bungalow townhouse in the desirable adult living community of Sunvale Place Villas. Designed with comfort and functionality in mind, this home features an open concept layout with vaulted ceilings that create an airy, spacious feel throughout. The modern kitchen is equipped with updated appliances and flows seamlessly into the living and dining areas, perfect for everyday living and entertaining. A convenient office nook provides the ideal space for working from home or staying organized. The primary bedroom offers a walk-in closet and a private 3 piece ensuite, while a second bedroom and full 4 piece bathroom provide flexibility for guests or additional living space. Enjoy the ease of in-suite stacked laundry and the added comfort of in-floor heating, which extends throughout the home and into the attached single car garage. Outside your private deck overlooks a peaceful green space, an ideal spot to relax and unwind. Sunvale Place Villas are ideally located close to shopping, services, and everyday amenities, with Calgary just a short 30 minute drive away, offering the perfect balance of convenience and quiet living.