



**80 Sunlake Circle SE
Calgary, Alberta**

MLS # A2134126



\$788,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,868 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Ga		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Lake, Front		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace Insert, Forced Air, Natural Gas	Water:	
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stucco, Wood Frame	Zoning:	SR Residential - Cont
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	stucco shed south side at front garage		

Renovation of new, QUARTZ COUNTERTOPS & ENLARGE ISLAND, Baseboards, trim paint to White & 4th bathroom in the basement as 5th bedroom ensuite, is due to be completed end of June, still VIEWABLE for showings!.... 80 Sunlake Circle is with HUGE PIE lot, fabulous neighbours and a green space 2 doors away. spacious living/dinning room combination with vaulted ceiling. Plenty of closet space at front & seperate garage entrance to home. The kitchen has newer appliances, (matching) and has both an island and eating nook. The kitchen island, nook & family room look out to the oversized yard for Sundance. Huge RV parking with electric plug in(36' 5th wheel RV trailer & Truck fit inside the lane Gate). 2 laneway gates. with plenty of room left to play & enjoy the huge yard. The deck is equipped with natural gas fittings for patio heater and bbq. Completing the main level is a 4th bedroom/office with closet, 3 pce bathroom and attached garage entry. Upstairs boasts a large master with 3 piece ensuite, a walk in closet. Upper 4 pce bathroom has a jetted tub & shower. A large linen closet outside of the second floor bathroom could be a converted to a 2nd laundry; The 3 upper bedrooms are a great size to have double beds and Plenty of furniture. The developed basement with new carpet offers a large rec room, 5th bedroom (with egress window), high ceilings, NEW 5th bedroom ENSUITE being constructed now! A large storage/ Mechanical room. The high ceilings adds versatility for future development. Poly B water piping (potential trouble for house insurance) has been removed & replaced April 2024 ,newer furnace (Oct 2022) and vinyl plank flooring top 2 levels (Oct. 2022). Metal clad triple pane argon filled windows throughout (2019), Hot water tank (2017), Shingles replaced (2011) Lake Sundance is close to all amenities (from

health care to movies, ring road Freeway 201) and within walking distance to schools from kindergarten to grade 12. French immersion school is located in Lake Sundance. Play parks within walking distance, easy access to bike paths and Fish Creek Park. Immediate possession available...get in on the summer lake fun!