



**17007 Sunvale Road SE  
Calgary, Alberta**

**MLS # A2137926**



**\$659,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Lake, Lawn, Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC-1

**Utilities:** -

**Inclusions:** 1 fridge, 1 stove

YOUR Home Sweet Home in Lake Sundance is waiting for you in HERE!! This 2 story split home with 2467sqft developed living space will amaze you! As you enter, a very large living room with bay window will certainly catch your attention with place for a formal dining, just few steps away from your oversized kitchen with QUARTZ countertops and LOTS of storage space.. Going up you'll find 2 bedrooms, a 4 piece bath and the master bedroom with 4 piece ensuite. Going down, ANOTHER family area with ANOTHER bedroom and ANOTHER 4 piece bath and the laundry area AND take note, ANOTHER door for those who will stay in the basement or for your FUTURE Tenants!!! Going down AGAIN, you'll find ANOTHER room with 4 piece bath and huge closet. This developed basement has an exhaust for your ANOTHER kitchen plan with new vinyl planks flooring and the BONUS is the HUGE undeveloped crawl space which could be your STORAGE for your big items! This has A/C..DOUBLE Detached garage (21'6" &times; 19'6")... Walking distance to schools(all level)shopping centre and the lake & quick access to Fish Creek Park. What are you waiting for! COME and Check it with your REALTOR!