



143 Sunvista Close SE
Calgary, Alberta

MLS # A2142917



\$709,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan		

Inclusions: n/a

****5-BED | 2.5 BATHS | FINISHED BASEMENT | LARGE LOT | QUIET STREET | LAKE PRIVILEGES | WALKING DISTANCE TO SCHOOLS**** Welcome to 143 Sunvista Close SE, a charming 2-storey split nestled on a large lot in Sundance. Located on a quiet street, this 5-bedroom home offers over 2,600 sq.ft. of living space, perfect for a growing family. Step inside and discover the inviting openness of vaulted ceilings The main floor welcomes you with a cozy great room and a spacious dining area that flows into a sunlit kitchen overlooking a massive backyard. Imagine quality time with family and friends on the deck, grilling delicious BBQ favourites and enjoying good company. Back inside, there's also a cozy family room with fireplace, and a convenient main floor bedroom ideal for guests or a home office. Upstairs, the spacious primary suite comes with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a main bath complete the upper floor. The basement offers even more space with a large rec area and a fifth bedroom. Modern conveniences include a smart thermostat and a newer hot water tank (2022). Living in Sundance means enjoying exclusive access to Sundance Lake. Here, your family can soak up the sun and enjoy endless fun such as swimming, paddle boating, tennis, pickleball, ice skating, tobogganing, and so much more! Plus, nearby Fish Creek Park offers endless walking and biking paths surrounded by nature. Families will love the convenience of 5 SCHOOLS within the community, covering all grade levels (elementary, junior high, and high school)! With bus stops, shopping centres, dining and other amenities nearby, everything you need is within reach. Easy access to the new ring road and the mountains makes Sundance even more desirable. Don't miss out on this incredible opportunity - book your

showing today!