



GRASSROOTS
REALTY GROUP

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309 Sunvale Drive SE
Calgary, Alberta

MLS # A2143696



\$639,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,258 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Rectangular		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	Hot Tub		

Enjoy over 2000 sq ft of well-designed living space in this bright 4 bedroom, 2.5 bathroom + den 4-level split. The spacious foyer and elegant living and dining rooms with their vaulted ceilings, is a wonderful introduction to this charming home. The sunny kitchen has stainless steel appliances, updated cabinets, a new backsplash, breakfast bar, two pantries, a roomy breakfast nook and French doors that open to a large deck. The kitchen has great sight lines to the family room on the 3rd level. The family room is only 8" below grade so oversized windows were installed to give that bright walk out feel. The gas fireplace provides a stylish focal point. A bedroom/den, 2 pc bath and a door to the side yard complete the 3rd level. The upper level has 3 good size bedrooms, a linen closet and 4pc bathroom. The primary bedroom features a vaulted ceiling, large closet and 4pc ensuite. The 4th level includes a huge den/bedroom (non-egress window), utility room with stacked washer and dryer, sink, and crawl space for storage. The exteriors of the home and double garage are finished with composite siding. Updates include flooring, baseboards, exterior doors, some windows, railings and cordless cellular blinds. New high-efficiency furnace was installed Dec. 2023. The backyard is nicely landscaped with mature trees and shrubs. Relax in the shade of the pergola with its new canopy or take a dip in the hot tub. Enjoy summer and winter activities at Lake Sundance! Close to schools, transit, shopping and services.