



GRASSROOTS
REALTY GROUP

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21 Sunhaven Link SE
Calgary, Alberta

MLS # A2144660



\$679,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,904 sq.ft.	Age:	1986 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Underground Sprinklers, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar, Mixed, Wood Frame	Zoning:	R-C2
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

Original Owners have taken great care of this Cardel built Family Home, ready to pass on to the next deserving Family! All New windows replaced Last week, two New Goodman furnaces in last few months. Inviting open floor plan with vaulted ceilings in the living & dining rm. Convenient Kitchen with island featuring granite countertops with plenty of cupboard space. Spacious family rm with a cozy gas insert fireplace & bonus main floor 4th bedrom / office just off the back entrance. The primary bedroom upstairs easily fits your King Bed with a spacious walk-in closet & 4 piece ensuite. Lower level features a 5th bedroom & Rec room & tons of Storage area! The front & back yard are Beautifully manicured and boasts a newer fence & sprikler system. Perfect & Quiet location on the block with west facing rear yard within walking distance to all levels of Schools , Lake entrance & quick access to exit the community. Top to bottom inside & out this ones a winner!!