



**179 Sunlake Way SE**  
**Calgary, Alberta**

**MLS # A2196951**



**\$675,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This spacious bungalow in the highly sought-after community of Sundance offers 2,700 sq. ft. of developed living space across two levels and is situated on a large corner lot with a sunny south-facing backyard. The main floor boasts soaring vaulted ceilings and a bright, open layout, featuring a dining room that flows into a well-maintained kitchen with timeless white cabinetry, ample counter and cabinet space, and access to the deck and backyard. Adjacent to the kitchen is a cozy breakfast nook with a built-in hutch. The vaulted primary bedroom includes a walk-in closet and a 4-piece ensuite, while a second bedroom is just steps away with a 4-piece bathroom conveniently located across the hall. A laundry room completes this level for added convenience. The finished basement provides additional living space with a large family room, two more bedrooms, a 4-piece bathroom, two hobby rooms, and plenty of storage. The buyer must assume the current tenant until October 1st, who are absolutely fantastic, long-standing model tenants, and who would love to remain. Situated away from heavy traffic, this home offers easy access to major roads, transit, shopping, parks, schools, and miles of pathways through Fish Creek Park, along with year-round activities at Lake Sundance. Don't miss this incredible opportunity to make this home your own!