



GRASSROOTS
REALTY GROUP

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**3 Sunmeadows Road SE
Calgary, Alberta**

MLS # A2209991



\$689,000

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,247 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Level		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All window coverings, Garage Door openers (2), Doorbell Cameras (2) at front and back doors, Nest Thermostat, Wall shelf and wall hooks in entryway, fridge in basement, black wall shelves in kitchen (2) ,

A family home that truly shines in Lake Sundance! This home is a testament to pride of ownership throughout and is move-in ready. So much room for everyone to have their own space in this lovingly maintained 3/1 bedroom, 3 bath, fully air-conditioned family home in desirable Lake Sundance. Lots of parking with the double attached garage and corner lot. Perfect for a growing family, this home provides lots of space with so many options. Check out the iGuide for room-to- room viewing. Step into the generous foyer that flows into a bright living room and formal dining area, ideal for hosting friends and family. On to the bright, very functional kitchen with all new stainless appliances (2023), generous cabinetry, large eating area, and entrance to the backyard. You will appreciate the hardwood flooring on the main level. And the lighted hardwood staircase to the upper and lower levels. The upper level has a large primary bedroom with 3 pce ensuite and walk in closet, two additional bedrooms, and a 4 pce bath. The lower level has a large family room with a gas fireplace for those fun game nights or gathering with a bowl of popcorn for movie night. This level also offers a bedroom and a 3 pce bath. Need more space? Head down to the 4th level and you will be thrilled to see another flex/rec/games room, and a large utility room, which houses the new washer and dryer (2023). Now for the list of upgrades: Central A/C, permanent outdoor track lights, Stair lighting, front deck, fully repainted throughout the 3 levels, new carpet in the basement and on the stairs with added underlay. All new lighting has been added, and new electrical outlets and switches. A new tub surround was added to the upstairs bathroom and the furnace received a new inducer in 2023. All water lines are PEX so no need to worry about Poly B. The West facing backyard is a great size with a large

patio to enjoy your morning coffee, and lots of room for the kids to play. A new fence was installed to the south side of the yard and there is room for RV parking in the back between the fence and back lane. This home has full lake access, schools and shopping are close by, FISH CREEK PARK and SIKOME LAKE are minutes away with quick access to Stoney Trail, McLeod Trail, transit and C-Train. Lake Sundance is a well-established community brimming with all-season activities, and the lake offers so much for a family to enjoy! Swimming, boating, fishing, disc golf, volleyball, winter skating (don't forget hockey) and of course community events. With HOME being the most important word these days, make this HOME YOURS and take advantage of days at the lake enjoying all the amenities that Lake Sundance has to offer!