



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**13 Sunhurst Crescent SE  
Calgary, Alberta**

**MLS # A2212817**



**\$524,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Live the Lake Life in Sundance! This well maintained 2-storey attached home offers the perfect blend of comfort, style, and location—just steps from the main entrance to Lake Sundance where year-round activities like swimming, skating, and paddleboarding await. Imagine living in a vibrant, family-friendly community with exclusive access to a private lake, surrounded by nature and all essential amenities. Step inside to find a beautifully updated home with numerous major upgrades: a new roof, new high-efficiency furnace, new hot water tank, and new energy-efficient windows and front door—giving you peace of mind for years to come. The welcoming foyer opens into a spacious, modern eat-in kitchen with ample cabinetry, large windows, and stainless steel appliances. It's the perfect space for cooking and gathering. The adjoining living/dining room is a bright and airy space thanks to two stunning floor-to-ceiling patio doors that fill the main floor with natural light and offer easy access to the sunny, fully fenced backyard. Enjoy warm summer evenings or quiet morning coffee on the backyard deck and patio area—your private outdoor retreat. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms, each with great closet space, and a beautifully renovated 4-piece bathroom. The stylish updates continue in the lower level, where you'll find a cozy second family room, a second full bathroom, and a laundry area with additional storage. This home is move-in ready with fresh modern finishes, and even a new front door to boost both curb appeal and energy efficiency. Located on a quiet crescent, yet close to everything, this property is ideally situated within walking distance of both public and Catholic schools including Father James Whelihan School. Fish Creek Park is

just a short stroll away, and you're minutes from the South Health Campus, Cardel Rec Centre, shopping, and excellent transit options including the C-Train and nearby bus routes. Whether you're looking for an active lifestyle, a strong community feel, or simply a beautiful and affordable place to call home—this is it. Don't miss your chance to own this upgraded and lovingly cared-for home in the heart of Lake Sundance!