

\$639,900 - 371 Sunlake Road Se, Calgary

MLS® #A2143064

\$639,900

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

Welcome to this 1400 sq ft up, Bi-Level home, with an additional 1000 sq ft of developed lower-level space giving you approx. 2400 sq ft of total living space. This home has a unique walk-up basement with separate entrance allowing for several opportunities all within the coveted community of Lake Sundance. A community renowned for its serene environment and vibrant lifestyle amenities, with schools, Lake and Fish Creek Provincial Park all within minutes.

As you enter the home, you are greeted by an open, sun-drenched living room and dining room area with tile floors throughout. The entrance and front area have vaulted ceilings that create an inviting and expansive space.

A bright morning kitchen greets you to start your day! It features an eat-in area and opening to the sunny morning east deck and yard.

The main floor is also home to the primary bedroom suite with cork floors offers king-size layout and a private ensuite, walk-in closet, a tub, and corner shower. Two additional main-floor bedrooms provide ample room for a growing family.

The home also features a fully developed basement which extends the living space significantly, featuring a large recreation room perfect for entertainment and leisure, a cozy



family room with fireplace, an additional bedroom, full bathroom, laundry facilities, and extensive storage. Again, the unique walk-up basement with separate entrance allows for additional opportunities!

A insulated double attached garage keeps your car warm in the winter!

Outside, the landscaped backyard is very well cared for, and the exposed aggregate gives the yard an elevated feel that invites outdoor living and social gatherings, that enhances the property's appeal.

This home not only provides a great living space but also offers all the benefits of life in Lake Sundance, including proximity to high-quality schools, easy access to major roads for commuting, public transportation and a wealth of recreational activities provided by the nearby lakes.

Lake Sundance is a vibrant hub of activity, providing residents with exclusive access to its pristine lake. Here, families can indulge in swimming, fishing, boating, and ice skating during the winter, ensuring that leisure and adventure are just steps away from your doorstep. The community's commitment to outdoor enjoyment extends to its beautifully maintained parks and playgrounds, perfect for afternoon picnics and children's play.

Beyond recreational amenities, Lake Sundance is celebrated for its strong sense of community and convenient access to essential services. The neighbourhood is minutes to a variety of grocery stores, restaurants, and retail shops, catering to all your needs without the necessity of venturing far from home.

Don't miss the opportunity to own this exquisite family home in one of Calgary's most

inviting neighbourhoods. Call now to schedule your private viewing.

Built in 1993

Essential Information

MLS® #	A2143064
Price	\$639,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	371 Sunlake Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3H4

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Laminate Counters, Separate Entrance, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 3rd, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	299.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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