

\$639,900 - 309 Sunvale Drive Se, Calgary

MLS® #A2143696

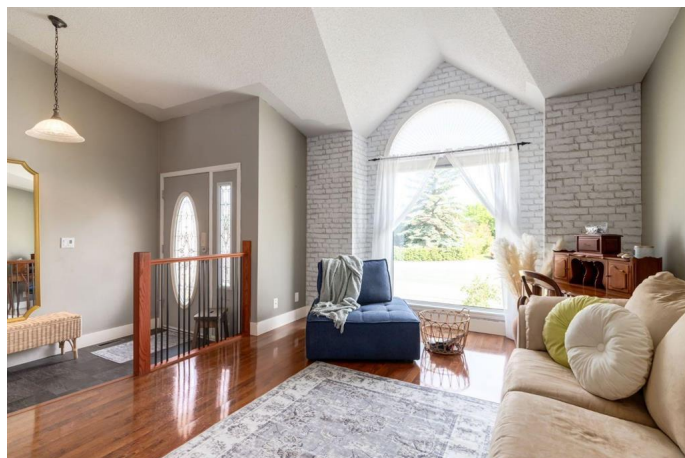
\$639,900

4 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

Enjoy over 2000 sq ft of well-designed living space in this bright 4 bedroom, 2.5 bathroom + den 4-level split. The spacious foyer and elegant living and dining rooms with their vaulted ceilings, is a wonderful introduction to this charming home. The sunny kitchen has stainless steel appliances, updated cabinets, a new backsplash, breakfast bar, two pantries, a roomy breakfast nook and French doors that open to a large deck. The kitchen has great sight lines to the family room on the 3rd level. The family room is only 8" below grade so oversized windows were installed to give that bright walk out feel. The gas fireplace provides a stylish focal point. A bedroom/den, 2 pc bath and a door to the side yard complete the 3rd level. The upper level has 3 good size bedrooms, a linen closet and 4pc bathroom. The primary bedroom features a vaulted ceiling, large closet and 4pc ensuite. The 4th level includes a huge den/bedroom (non-egress window), utility room with stacked washer and dryer, sink, and crawl space for storage. The exteriors of the home and double garage are finished with composite siding. Updates include flooring, baseboards, exterior doors, some windows, railings and cordless cellular blinds. New high-efficiency furnace was installed Dec. 2023. The backyard is nicely landscaped with mature trees and shrubs. Relax in the shade of the pergola with its new canopy or take a dip in the hot tub. Enjoy summer and winter activities at Lake Sundance! Close to schools, transit, shopping



and services.

Built in 1989

Essential Information

MLS® #	A2143696
Price	\$639,900
Sold Price	\$645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	309 Sunvale Drive Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B8

Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

	Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 10th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	299.46
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
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