

\$724,700 - 80 Sunlake Circle Se, Calgary

MLS® #A2161902

\$724,700

5 Bedroom, 4.00 Bathroom, 1,868 sqft
Residential on 0.13 Acres

Sundance, Calgary, Alberta

JUST REDUCED TO SELL ASAP SO YOU CAN MOVE IN BEFORE THE HOLIDAYS. \$724,700 Enjoy Beautiful Lake Sundance Living & lake Privileges!! This well maintained home is move in ready for the memories to begin. Great pie shaped lot with a large back yard that could accommodate RVs, triple garage/mini home for income, leaving lots of backyard area to enjoy. Enjoy all that Lake Sundance has to offer, ability to attend a variety of schools {grades K-12, French Immersion, Mandarin, Catholic etc} , (lab, diagnostic imaging, clinics, dental, urgent care etc) shopping, restaurants and entertainment all close by. This home offers a well planned floor plan with open bright living room flowing to dinning room , a large kitchen and eating nook and family room (spacious with gas fire place to keep it cozy). A Office/ den/4th bedroom & a 3 piece with shower is also on the main floor, Makes multi generational living possible. The deck has natural gas for your grilling and patio heater on cool eves. The back yard has 2 RV gates and plenty of room fo play in with a very quiet laneway. Many upgrades including Hail & fire proof STUCCO Exterior. the poly b water piping all replaced. . RV electrical hook up. . new (2022) matching appliances, HIGH EFFICIENT furnace (2022), hot water tank (2017), vinyl plank flooring main /upstairs (2022). . Triple pane argon filled windows throughout with metal clad (2019). Upstairs boasts 2 good sized bedrooms, bathroom with



jettied tub, large linen closet and large master with ensuite and walk in closet. The basement is developed with 5th bedroom and 4th bathroom . . . A large Basement recreation/potential theatre work out room with brand new carpet and laundry room with laundry tub, washer & dryer Large basement storage area completes the basement. Come see this must see gem! Great neighbours on a quiet circle , 2 doors away from a green space park and walking distance to so much more.

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Built in 1994

Essential Information

MLS® #	A2161902
Price	\$724,700
Sold Price	\$719,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,868
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	80 Sunlake Circle Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3J1

Amenities

Amenities	None
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Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, On Street, Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Bookcases, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air, Fireplace Insert, High Efficiency, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas, Insert, Metal, Tile
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Dog Run, BBQ gas line, Other, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Lake, Lawn, Landscaped, Level, Pie Shaped Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	November 24th, 2024
Days on Market	81
Zoning	SR Residential - Cont
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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