

\$775,000 - 1264 Lake Sundance Crescent Se, Calgary

MLS® #A2164468

\$775,000

3 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.12 Acres

Lake Bonavista, Calgary, Alberta

Amazing value for this beautifully renovated home in Lake Bonavista! This is an absolutely turnkey property inside and out, & it has been perfectly maintained by proud homeowners who will hand over a home to you in pristine condition. This floor plan works perfectly for both professional couples and families. Youâ€™ll love the curb appeal as you walk up. The driveway was poured in 2023 & leads into the attached garage, which is drywalled & features a new garage door (2021). Enter the home, & the pride of ownership is immediately evident. New floors (2021) throughout the main-level living room, dining room, hallway, and bedroom. The kitchen was also renovated & redesigned with smart storage solutions, quartz countertops, a convenient breakfast bar, a Wolf gas cooktop, & new lighting. The kitchen opens into the living room, which features an elegant mantled fireplace. Huge windows at the back of the home overlook an amazing south-facing, sunny backyard. The nearly 300-square-foot primary suite features a sitting area, built-in closets and storage, & a large, renovated ensuite with a heated floor & towel rack. The half-bath on the main level also features a heated floor. One of the best aspects of this floor plan is the large, bright windows in the basement, which make it feel as though youâ€™re above grade. The basement also has a separate entrance. The home features 2,237 square feet of usable space, & the basement truly feels spacious. There are two good-sized bedrooms in the



basement & a renovated full bathroom. The living area on the lower level features newer carpet & a gas fireplace. The laundry area was updated to include additional storage, a new countertop/folding area, & a new sink (2024). Ample storage space,, featuring heavy-duty shelves to maximize organization. The home is air-conditioned on the main level, which also sufficiently cools the lower level. Additional updates include upgraded attic insulation (2022), windows (2021), hot water tank (2023), central vac (2010), Nest thermostats (remotely controllable), & numerous electrical/lighting updates. The furnaces & fireplaces are regularly serviced. The outdoor spaces are equally impressive! The backyard offers several seating areas to relax. Walk out from the main floor to a newer deck featuring glass railings. Step off the deck to a fully lit, covered gazebo, offering privacy & facing a new water feature (2024). Other updates include a new fence (2021), new gutters, eavestroughs, fascia, and soffits (2022). The landscaping upgrades include landscape lighting & raised vegetable planters (2023). The potting shed/greenhouse also features lighting. Lake Sundance Crescent is a very quiet street, & youâ€™ll be glad to know that this home is surrounded by amazing neighbours who look out for each other! A short & quiet walk to schools, the dog park, transit, the promenade, & the lake, of course! What an opportunity for a turnkey, affordable, renovated home in a fabulous location!

Built in 1971

Essential Information

MLS® #	A2164468
Price	\$775,000
Sold Price	\$770,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1264 Lake Sundance Crescent Se
Subdivision	Lake Bonavista
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2S8

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
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Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 17th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	359.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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