



GRASSROOTS

REALTY GROUP

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**24 Sunlake Circle SE
Calgary, Alberta**

MLS # A2287212



\$699,999

Division:	Sundance		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Basement Fridge, Stove, Dishwasher

OPEN HOUSE May 3rd (Sun.) 2-4 PM In the LAKE COMMUNITY OF SUNDANCE, you will love walking just up the street to visit the LAKE ! What a great opportunity to own a SUBSTANTIALLY RENOVATED raised bungalow with DOUBLE ATTACHED GARAGE, in WALKING DISTANCE to SCHOOLS & the LAKE! Come and see 24 Sunlake Circle SE with a total of 4 bedrooms, and over 2300 square feet of developed space! No more scaping snow off the car, thanks to your double garage! STEP IN THE FRONT DOOR, and you will immediately appreciate so many updates to this great floor plan (see s full list of updates at the end of this write-up). TWO BEDROOMS UP, and TWO BEDROOMS DOWN &THREE FULL BATHROOMS. Visit with your guests in a SPACIOUS FRONT LIVING ROOM with VAULTED CEILINGS, a GAS FIREPLACE (with tile detailing) and PLENTY OF SUNLIGHT from three southwest facing bayed windows! The SPACIOUS DINING ROOM will allow you to stretch out the table for all your special occasions! What a great kitchen upstairs with some STAINLESS-STEEL appliances, POT LIGHTING, and a cozy breakfast nook (bayed with three more windows). TWO BEDROOMS on the main level are both SPACIOUS. The PRIMARY BEDROOM has a WALK-IN CLOSET & four-piece ensuite bathroom with a large JETTED TUB (surrounded by raised tile decking), and a SEPARATE STEP-IN SHOWER. UPDATED FLOORING runs through much of the main level, including the ensuite. HEAD DOWNSTAIRS for a movie night! DOUBLE BARN DOORS leading to a LARGE REC ROOM (plus kitchenette) with ANOTHER GAS FIREPLACE to keep you comfy all year round! LARGE BASEMENT WINDOWS. This 'kitchenette' has PLENTY OF CABINETS and counter space, MORE STAINLESS-STEEL appliances and a bayed

eating nook, similar to upstairs. LAMINATE runs through much of the lower level as well (with carpet in all bedrooms). The BASEMENT BATHROOM has a tub/shower combo with a WAND SHOWER HEAD, absolutely perfect for washing your puppies after a fun day in FISH CREEK PARK! Decent storage space downstairs. HEAD OUT back to enjoy the updated deck with GAS CONNECTIONS for your BBQ. Do you have a camping trailer? From the back lane, you will love opening the double-gated fence so you can load up the trailer from your own backyard! MANY UPDATES IN RECENT YEARS including: Downstairs kitchen cabinets in December 2018. All brand-new appliances downstairs January 2019 (fridge, stove, & dishwasher). FRESH INTERIOR PAINT and knockdown texture upgrade in December 2018. New waterproof laminate flooring in November 2018. Poly B Replaced in April 2021. New washing machine in July 2019. New fridge upstairs in June 2020 (Under warranty until October 4, 2026), and a new stove upstairs in May 2022. Upstairs recessed lighting in kitchen. Eavestroughs and downspouts (some repaired and some new including downspouts) in Sept. 2020. Fences in July 2020. New decking in April 2021. Three new Moen toilets in 2019. New water heater. New furnace in February 2020. Roof 2012. Windows 2015.