



**281 Sunvale Drive SE**  
**Calgary, Alberta**

**MLS # A2292505**



**\$750,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** 2 garage door openers and controllers

\*\*\*LAKE COMMUNITY LEGAL SUITE\*\*\* Live up and rent down or landlord the whole thing! Amazing opportunity to acquire this recently (2021) fully renovated legally suited bi-level in the fantastic lake community of Sundance. The main floor is 1350 sqft &ndash; Newer appliances - 3 large bedrooms &ndash; Rare 4 piece ensuite plus a full bath &ndash; Separate entry & Laundry. Below grade is 1175 sqft &ndash; Newer appliances - Loaded with natural light &ndash; 2 large bedrooms &ndash; Massive living space &ndash; Tons of storage. 2022 brought a large 24' by 22' garage with 2 man doors and 2 car doors, split down the middle with a wall so to be shared by both units. The south facing back yard gets plenty of sun and a great outdoor space lined with nice rundle rock for no maintenance. Both units are independently heated and controlled with their own furnace (recently serviced) one is older and the other is 5 years old. Hot water on demand system, never run out, all POLY B removed with all new plumbing fixtures as well. Roof is newer and in great shape and roughly 75% of the windows replaced. All new lighting, switches, and hardware, separate electrical panel for the basement. This home has had a full overhaul and is looking fantastic. Walk to schools, walk to lake, walk to the train or bus stop right out front, lots of street parking and great traffic access. This home is currently hosting fantastic 2 long term tenants that would love to stay!