



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1442 Sunwood Road SE  
Calgary, Alberta**

**MLS # A2300343**



**\$875,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled on a peaceful tree lined lake community street, just steps from highly rated schools and parks, this 4-bedroom, 3-bathroom house is the place your family will want call home forever. This beautifully cared has a total living space of 3720 sq ft and is warm and inviting, with a thoughtful and spacious layout that supports the lifestyle and needs of your busy family. On the main level, vaulted ceiling and numerous large windows allow abundant natural light to flow throughout. The elegant living room and adjacent dining area are wonderful for hosting family and friends for celebrations. The bright, modern kitchen has plenty of space to create your favourite recipes. The stylish eat-in island, with its stylish quartz countertop, adds additional prep and storage, serving as a versatile hub for dining, socializing, and meal preparation. The breakfast nook overlooking the backyard is a great spot for a quiet morning coffee or getting homework done after school. Right beside the kitchen you’ll find the family room. Complete with cozy fireplace, built in shelving and plenty of room for comfortable seating, this space is likely to become the heart of your home. The main floor also conveniently features a powder room, laundry room and a home office with rich wood paneling and timeless custom built-ins. Moving to the second floor, the primary suite is bright and airy, with plenty of room for a king-sized bed. A big walk-in closet and a distinctive 6-piece ensuite add to the impressive functionality of this space. Three additional generously sized bedrooms and a full bathroom complete the upper floor. The developed lower level offers additional living spaces, ideal for a family with a variety of interests. Whether you want a media or games room, a guest bedroom, or an exercise room, the highly functional layout gives you amazing flexibility. The lower level, much like the rest of the home,

also offers excellent storage and potential for adaptations to your family's needs. This well-maintained home has had several updates over the years along with the addition of unique design elements. There is ample opportunity to complement the traditional character of this home with your own personal design preferences. Location wise, this home has everything a family could want. Situated on one of the most desired streets in Sundance, kids and parents can walk to 2 different schools without crossing the road! The Sundance Lake and Fish Creek Park are just a short bike ride or walk away. You'll also enjoy easy access to Stony Trail, Deerfoot and MacLeod Trail, making getting around the city a breeze.