



GRASSROOTS
REALTY GROUP

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1288 Sunvista Way SE
Calgary, Alberta

MLS # A2305807



\$749,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Front, Parking Pad, RV		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Pool Table, Shed,

We're pleased to be presenting this beautifully maintained family home in the sought-after lake community of Sundance—offering the perfect blend of comfort, functionality, and year-round lifestyle. This spacious two-storey home has an amazing yard that backs onto a playground and park so you can keep an eye on your little ones from the kitchen! The home itself features 4 bedrooms up, ideal for growing families, along with a versatile main floor office or optional bedroom—perfect for guests or working from home. The heart of the home showcases rich hardwood flooring, creating a warm and inviting main level designed for both everyday living and entertaining. The kitchen is open to the family room and features updated stainless-steel appliances, beautiful oak cabinets, and granite counters. Upstairs, the generous primary retreat includes a 5-piece ensuite and a walk-in closet, along with the 3-additional bedrooms and a shared 4-pc bathroom. The fully developed basement adds even more living space with brand new carpet and a pool table included—making it the ultimate hangout zone. Major updates provide peace of mind: double-pane windows (2023), central A/C (2022), hot water tank (2023), and all Poly-B plumbing has been replaced with PEX. The roof is approximately 10 years old, and the home is equipped with a wood-burning fireplace with gas starter, complete with upgraded chimney paneling and refractory walls. Step outside to enjoy your private backyard, already wired for a hot tub with electrical conveniently run beneath the deck—ready for your future oasis. The deck and pergola are beautiful and help expand your ability to host and enjoy the setting. The yard has a trailer gate with ample trailer parking as well. Of course, having the playground and park right out your back gate will be a

hit and keep your kids outside getting sun in their eyes and wind in their hair. Residents of Sundance have access to one of the most desirable lakes in the city, as it offers year-round recreation including swimming, skating, schools, parks, and quick access to major routes. Fish Creek Park is a bike ride away, and for active families you really can't ask for more. This is a fantastic opportunity to own a move-in-ready home in a prime family neighbourhood, we'd love to accommodate your showing needs!