



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**91 Sun Valley Drive SE
Calgary, Alberta**

MLS # A2306764



\$899,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,363 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: De-chlorinator, Kinetico

Rarely does a home of this calibre come to market in one of SE Calgary's most sought-after lake communities. This immaculate 3-bedroom, 4-level split offers over 2,000 sq ft of beautifully developed living space, backing directly onto a greenbelt and just steps from the pathways of Fish Creek Provincial Park. The upper level features the primary bedroom with its own private south facing balcony, a 2-piece ensuite with shower and sink, there's a second bedroom, and a 4-piece main bathroom. The main level flows through a spacious living room and dining room filled with natural light from bay windows, with Brazilian cherry hardwood floors throughout and a deck off the kitchen — perfect for morning coffee. The third level offers a family room with Napoleon gas fireplace and walkout to a private backyard patio. A 3rd bedroom, a 3-piece bathroom and laundry round out this level. The fourth level adds a 4th bedroom (or office), crafts room, and recreation area — room for the whole family. The kitchen is a true showstopper. Custom Denca cabinetry with under-cabinet lighting, Pacific Stone granite countertops, a glass cabinet over the wine fridge, and top-shelf appliances — Wolf induction cooktop (2025), Bosch convection oven, Miele dishwasher, Marvel wine fridge, and KitchenAid refrigerator. A skylight above the kitchen fills the space with beautiful natural light throughout the day. Step into the main foyer and a second skylight welcomes you with a bright, airy first impression the moment you walk through the door. Every major system has been thoughtfully upgraded. Dual Lennox furnaces on annual maintenance contract, central air conditioning, Kinetico de-chlorinator, Aqua Master water softener, upgraded electrical panel (2009), Elk Prestige 50-year fiberglass shingle roof (2006), Lux and Supreme windows throughout, Ultra-Lite garage doors

(2014), full exterior re-stain (2023), and a whole-home alarm system integrated with smoke detectors, water detectors, and smart thermostats. All interior doors replaced with solid-core and Italian hardware. Outside, the private yard features mature hedging, underground sprinklers, and a greenbelt directly behind — no rear neighbours, just peaceful green space and Fish Creek pathways at your doorstep. Sundance itself is one of Calgary's most beloved lake communities, centred around a private 33-acre lake with year-round recreation — beaches, fishing, kayaking, and winter skating. Sundance Park adds tennis, basketball, a hockey rink, and pathways. Top-rated schools, Shawnessy shopping, and the C-Train are all just minutes away. Pristine condition. Premium upgrades throughout. Greenbelt backing. Fish Creek at your door. Homes like this don't come available often.