



**1486 Sunwood Road SE
Calgary, Alberta**

MLS # A2306845



\$849,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm system hardware, backyard pool & equipment, Skybell doorbell, 2 storage sheds		

Nestled here on one of the best streets in the popular lake community of Sundance is this warm & inviting home just steps to the playing fields of MidSun & Fish Creek Schools, & only a few short minutes to Lake Sundance & Park. Offering a total of 6 bedrooms, this fully finished two storey enjoys hardwood & vinyl plank floors, central air, beautifully renovated kitchen with upgraded appliances, 4 full bathrooms & sunny fenced backyard with above-ground pool! Complemented by soaring vaulted ceilings, the open concept living & dining rooms are drenched in natural light through the huge bay window & 2 skylights…making it the perfect space for both entertaining & family life. The sleek updated kitchen has granite counters & 2 large skylights, brick backsplash/feature wall, rich maple cabinetry –highlighted by a pull-out pantry/spice rack, & the appliances include the Subzero fridge, Miele dishwasher & Electrolux stove/convection oven. After dinner, retreat to the cozy & spacious family room with its toasty gas fireplace accented by built-in bookcases, or head out into the backyard & relax on the oversized deck. A total of 3 bedrooms & 2 full bathrooms on the 2nd floor…including the primary bedroom with walk-in closet & ensuite with tile floors, separate shower & jetted tub. The family bathroom also has tile floors & another skylight. The lower level is finished with 2 more bedrooms & bathroom with shower, large rec room & multi-purpose room which would make a great office, exercise room or hobby/craft room. Main floor also has another full bath & bedroom (would could also be your home office), & laundry with sink & LG washer/dryer. The backyard is sure to become the centre of all of your outdoor living…fully fenced & landscaped complete with a massive deck & your very own pool (@ 32,000L)…awesome!!!

Additional features include 2 hot water tanks, HardieBoard exterior, 2 storage sheds, new furnace & AC in 2023, covered front porch with glass/metal railings, vinyl plank floors in 2019, water softener & no shortage of extra space for storage. All of Sundance's community schools are mere minutes away…& you're only 3 houses from the sports fields of both MidSun & Fish Creek Schools. The 33-acre Lake Sundance & 22-acre Sundance Park are the centre of year-round neighbourhood activities…with its banquet hall & clubhouse, tennis courts & playground, beaches, walking trails & a wide variety of fun…fishing, swimming & boating, beach volleyball, skating, tobogganing, pickleball & more! The community's central location in South Calgary means quick access to MacLeod/Deerfoot/Stoney Trails, taking you to Fish Creek Provincial Park & Sikome Lake, South Health Campus, Cardel Rec South, Somerset LRT, Spruce Meadows, major retail centers & downtown.