

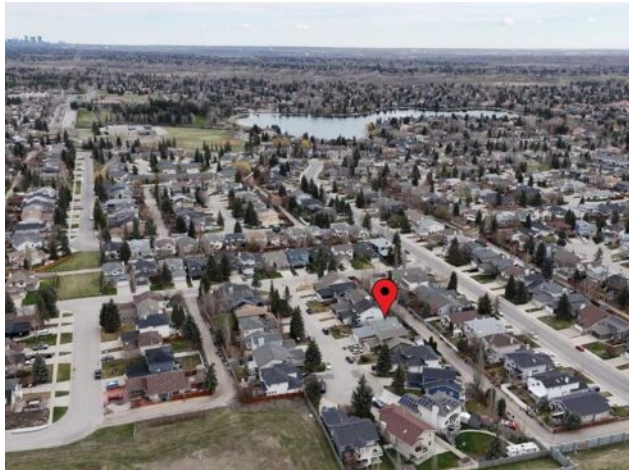


**GRASSROOTS**  
REALTY GROUP

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**24 Sunmeadows Court SE**  
**Calgary, Alberta**

**MLS # A2308048**



**\$775,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Wet bar - with sink wine rack, Intercom - system in place, Pool Table, Green cabinet in garage, pergola,

We're excited to present this beautifully updated Cedarglen-built walkout home offering over 3,166 sq ft of total living space on 2 levels, ideally situated on a quiet cul-de-sac and backing south for all-day sun! This prime location is hard to beat—just a short walk to Sundance Lake and all levels of neighbourhood schools, making it perfect for families. Step inside to a bright and airy main floor featuring soaring vaulted ceilings and modern flattened knockdown finish, creating a clean, contemporary feel. The inviting living space is anchored by a cozy main floor fireplace, perfect for relaxing evenings. The kitchen has been tastefully updated with granite countertops, stylish backsplash, and newer appliances, flowing seamlessly into the dining, and living areas—ideal for entertaining and the upper composite deck will be your favorite place to spend time. A versatile main floor bedroom (or home office) adds incredible flexibility for guests, work-from-home needs, or multi-generational living. The main floor renovated primary ensuite, thoughtfully designed with wheelchair accessibility and luxury vinyl plank flooring (renovated approximately 7 years ago). The fully developed walkout basement expands your living space even further, featuring a wet bar with sink and wine storage—perfect for hosting—along with direct access to the lower composite deck. With 2 additional bedrooms in the basement there's plenty of space for your family, and guests. Enjoy seamless indoor/outdoor living with composite decks on both upper and lower levels, plus a gas line for your BBQ. Additional highlights include Poly B plumbing fully removed, Vinyl windows, Air conditioning (approx. 3 years old), Hot water tank (2024), Water softener & Vacuflo system (with attachments), New hardwood on stairs, and an updated intercom system in place. Car enthusiasts

and hobbyists will love the oversized 24x24 insulated garage, complete with a brand-new garage door and updated fascia. The yard offers convenient access from a paved back alley. Homes in this location— with a south backyard, walkout basement, and cul-de-sac setting— rarely come to market. Don't miss your opportunity to own in one of Calgary's most established and sought-after lake communities.