



GRASSROOTS
REALTY GROUP

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47 Sunlake Close SE
Calgary, Alberta

MLS # A2312426



\$634,900

Division:	Sundance		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,211 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lake, Landscaped, Lawn, Level, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Beer fridge in furnace room		

This is a self-managed homeowner association with low maintenance fees (\$151.19 NOT condo fees) that include snow removal and lawn care. Best of both worlds, private home with condo like benefits and in a lake community for the grandkids!! The features of this home include all poly B plumbing has been removed, main floor windows replace in 2025, hardwood throughout the main level, quartz countertops, walk up basement, upper deck and lower patio, oversized garage, fully finished basement with gas fireplace, ceiling insulated in basement to avoid noise transfer, sprinklers in both the primary bedroom and basement bedroom, central air conditioning.....yup it has it all!! When you first enter the home you will love how open and bright it is thanks to the vaulted ceilings. There is a den just off the main door that could also be used as a bedroom. The living room is an ideal size and layout to host the family. Dining room area will accommodate a large crowd for the holidays. Kitchen has update quartz countertops and a large eating area. The rear door to the 14x14 deck has been replaced. The primary bedroom has hardwood flooring, walk in closet and a huge 4pc bath with a skylight and soaker tub. Basement offers 9' ceilings, gas fireplace, built in oak shelves, wet bar, large bedroom, 4pc bathroom, office, hobby room with sink and a cool room. There is a door in the basement that takes you to a private patio that has great shade in the summer. Lake Sundance offers community members extensive year-round amenities with a sandy beach area with boat rentals, and courts for tennis, pickleball, and basketball. Residents can use the clubhouse for events or spend time outside at the nine-hole disc golf course, soccer fields, and BBQ areas, all connected by paved walking paths. In the winter, hit the ice for a quick skate, a game of shinny

on the hockey rinks, ice fishing with a friend or head over to the toboggan hill. This is a rare opportunity to be a member of an established lake community surrounded by nature, schools, amenities, and recreation, all without leaving the city.