



1483 Sunwood Road SE
Calgary, Alberta

MLS # A2316333



\$849,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Many Trees		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: Pingpong table, Deep freezer in garage

Welcome to 1483 Sunwood Road SE, a rare opportunity to own an immaculately maintained, original owner home in one of Calgary's most sought after lake communities, complete with year-round lake access. Pride of ownership is evident throughout this thoughtfully updated residence, offering an exceptional location with schools just steps away, the lake nearby, and easy access to parks, pathways, and everyday amenities. From the moment you enter, you're greeted by a bright, inviting layout highlighted by vaulted ceilings and expansive living spaces designed for modern family living. The beautifully updated kitchen, renovated in 2019, showcases quartz countertops, sleek finishes, and abundant workspace, perfect for both cooking and entertaining. The upper level features three generous bedrooms, including a spacious primary suite with a renovated ensuite, along with a second full bathroom. On the main level, a versatile office provides an ideal work-from-home space and can easily function as a fifth bedroom if desired. The fully developed basement extends the living space with a comfortable and well-appointed retreat featuring a spacious bedroom, high ceilings, a cozy gas fireplace, and a built-in sound system, an ideal setting for family movie nights or entertaining guests in style. Major mechanical upgrades offer peace of mind, including a new hot water tank and water softener installed this year. Exterior highlights include an aggregate driveway, durable metal-clad windows, and excellent curb appeal. Step outside to a large deck and beautifully landscaped backyard with mature trees professionally pruned last year, creating a private outdoor oasis. Rear alley access adds further convenience and functionality. This exceptional home blends timeless craftsmanship, modern updates, and an unbeatable location. Properties of this

caliber, with original ownership and meticulous care, are rarely offered to market.