



1387 Sunwood Road SE  
Calgary, Alberta

MLS # A2320243



**\$849,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,569 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** N/A

Custom built Executive home in Sundance Lake. Many fine details in this well-built home - over 2568+ sf of living space. Wonderful curb appeal on a very good street in the heart of Sundance with a covered entry, brick accents, mature landscaping and all on an oversized pie lot. The home has been loved and is ready for the next family to build their dreams and renovate! You'll find impressive design features such as a BIG open foyer, soaring vaulted ceilings, oak trimmed curved staircase with railings and columns, real hardwood floors, and a 3-way stone brick faced wood fireplace. Upstairs features an extra-large primary bedroom with a 5-piece ensuite, supersized walk-in closet. The upper landing is open with oak railings & overlooks the main floor living and dining room. The other three bedrooms are large and private. The main floor includes a den with french doors, a 1/2 bath and a laundry room. The kitchen/nook area overlook a family room with another fireplace & the south facing backyard with rear lane access. Other upgrades incl - partially finished basement, front attached garage + much more!