



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Sunvista Court SE
Calgary, Alberta

MLS # A2325067



\$1,125,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,557 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Heated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot, Treed, Underground Sprinklers		

Heating:	Boiler, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Stone, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to the home you've been searching for in the highly desirable lake community of Sundance. Offering the highly sought-after 4-bedroom-up floor plan, this beautifully updated home combines timeless style with exceptional functionality for today's family. Step inside to gorgeous wide-plank luxury vinyl flooring, a stunning kitchen, and bright, welcoming living spaces designed for both everyday life and effortless entertaining. Every detail has been thoughtfully updated, allowing you to simply move in and enjoy. Need room for vehicles, hobbies, or all the family toys? This property is truly one of a kind, featuring an attached double garage, an oversized detached double garage, a spacious rear parking pad, and additional space for a boat or small trailer. Whether you have teenage drivers, a workshop, or simply appreciate extra storage, this home checks every box. The fully finished basement adds even more versatile living space with two additional rooms and the comfort of heated floors—perfect for a home gym, office, guests, or growing families. Location is second to none. Sundance offers the convenience of elementary, middle, and high schools all within the community, making the school years remarkably easy. Best of all, you'll enjoy year-round access to Sundance Lake. Spend summer days swimming, paddleboarding, fishing, and relaxing on the beach, then embrace winter with skating, hockey, and evenings gathered around the fire. This is more than a beautiful home—it's an incredible lifestyle in one of Calgary's most established and family-friendly lake communities. Welcome home.