



GRASSROOTS
REALTY GROUP

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31 Sunvale Court SE
Calgary, Alberta

MLS # A2327353



\$575,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Life is better in Sundance, where year-round lake living meets the comfort of a quiet cul-de-sac. Just a short walk to the lake, parks, schools, and community amenities, this inviting two-storey home offers the lifestyle you've been looking for. Set on an oversized pie-shaped lot, the backyard is made for enjoying every season, with plenty of room to play, entertain, or unwind around the fire pit. The recently refinished deck provides the perfect place for summer BBQs, morning coffee, or evenings with family and friends. Inside, you'll find a bright, welcoming main floor with a spacious living room, separate dining area, and an updated kitchen filled with natural light. The generous breakfast nook overlooks the backyard, creating a warm and functional space for everyday living, while a convenient powder room completes the main level. Upstairs features three generously sized bedrooms, including one with a built-in Murphy bed that easily transforms into a home office or guest room. The beautifully updated four-piece bathroom adds a fresh, modern touch to the upper level. The fully developed basement offers additional living space with a large recreation room and the flexibility to create a fourth bedroom, home gym, or hobby space to suit your needs. Recent updates, including fresh paint throughout, new carpet, and durable Hardie board siding, provide peace of mind and a move-in-ready feel. Completing the property is an oversized double detached garage with heated flooring, making it an exceptional workshop, creative space, or comfortable place to tackle projects year-round. With an outstanding location, a family-friendly floor plan, and an incredible backyard, this is an exceptional opportunity to enjoy everything Sundance has to offer.

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