



GRASSROOTS
REALTY GROUP

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49 Sunlake Road SE
Calgary, Alberta

MLS # A2328114



\$800,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows		

Inclusions: Horse in yard negotiable

Nestled in the desirable lake community of Sundance is this fully renovated open floorplan bungalow of your dreams! A stunning home taken down to the studs and rebuilt in 2023, walking distance to the lake. Over 2,400 sq ft of fully developed living space across 4 bedrooms and 3 bathrooms, sitting on a corner lot with RV parking. Step into open-concept main floor living: a striking dining room wrapped in natural light, flowing into a kitchen built for the gourmet cook... large island, quartz countertops, soft-close cabinets, stainless steel appliances, a large pantry, and LVP flooring throughout. The living room opens onto your west-facing backyard, perfect for evening sun. Upstairs, the primary retreat features a double closet with new \$1500 built in closet. and 5 piece ensuite with in-floor heating; a second bedroom and 4 piece bath complete the level. Downstairs, a spacious rec room, home office nook, 4-piece bath with in-floor heating, laundry room, and two large bedrooms with walk-in closets round out the basement. The carpet is brand new with hugely bouncy upgraded underlay. An attached 2 car garage with built in storage seals the deal. Move in ready, with nothing left to do: recent roof, hot water tank, appliances, windows, Hardie board siding, and new deck, fencing, and landscaping throughout. Enjoy exclusive access to Sundance's private beach, plus proximity to schools, parks, and shopping. This one won't last! book your showing today.