



GRASSROOTS
REALTY GROUP

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76 Sunlake Gardens SE
Calgary, Alberta

MLS # A2332575



\$499,900

Division:	Sundance		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Storage		

Inclusions:	N/a
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Exclusive Lake Access Meets Modern Luxury in Highly Desirable Sundance Perfect for families, professionals, or anyone seeking the best of lake community living, this extensively renovated 3-bedroom, 2.5-bathroom townhouse offers a rare combination of premium upgrades, exclusive lake access, an attached heated garage, and remarkably low condo fees of just \$370/month. Thoughtfully renovated from top to bottom, this move-in-ready home blends contemporary style with everyday comfort and functionality. From the moment you step inside, the quality is evident. Updated flooring, refinished stairs, fresh paint, modern doors and hardware, stylish lighting, and new blinds create a bright, cohesive space that feels both welcoming and refined. The inviting living room is anchored by a beautifully refreshed fireplace, adding warmth and character to the main living area. The kitchen has been thoughtfully redesigned with extended and refinished cabinetry, quartz countertops, a stylish backsplash, modern sink and faucet, updated hardware, a built-in pantry, and a practical water filtration system—offering the perfect balance of style and everyday convenience. Upstairs, you'll find three spacious bedrooms, including a relaxing primary retreat featuring a renovated closet and its own fireplace—an uncommon feature that creates a warm and inviting sanctuary. The bathrooms have been tastefully refreshed with updated vanities, fixtures, lighting, and finishes for a clean, modern feel. The fully developed lower level provides exceptional additional living space, complete with a dedicated home theatre area and a second fireplace, making it the perfect place for movie nights, entertaining, or simply relaxing. Recent upgrades continue throughout the home with a newly installed air conditioning system, smart thermostat, keypad entry, video doorbell, upgraded

laundry area, and a heated attached garage with added storage solutions, delivering both comfort and peace of mind. Located in the highly sought-after lake community of Sundance, you'll enjoy exclusive year-round lake access along with nearby schools, parks, shopping, restaurants, transit, and convenient access to Macleod Trail and Stoney Trail. Combining exceptional renovations, an unbeatable location, and low-maintenance living, this is a rare opportunity to own a beautifully updated home in one of Calgary's most established and desirable lake communities.