



GRASSROOTS
REALTY GROUP

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42 Sunvista Crescent SE
Calgary, Alberta

MLS # A2335567



\$885,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Basement fridge, stove, dishwasher, washer and dryer

Welcome to this professionally renovated, move-in ready home in the highly sought-after lake community of Sundance, complete with a fully legal 2-bedroom basement suite with its own private side entrance. Situated on a large corner lot, this exceptional property offers the perfect blend of luxury, functionality, and income potential. Every inch of this home has been thoughtfully redesigned with premium finishes throughout. The bright, open-concept main floor features vaulted ceilings, wide-plank European engineered white oak flooring, a stunning custom kitchen with quartz countertops, custom cabinetry, a large island, new appliances including a 6-burner gas range, and a sunken family room with a custom gas fireplace. A dedicated home office and main-floor laundry add everyday convenience. Upstairs offers three spacious bedrooms, including a beautiful primary retreat with a walk-in closet and private ensuite. The fully upgraded legal suite features two oversized bedrooms with new egress windows, a separate outdoor space, and its own private entrance—ideal for extended family or rental income. Major upgrades provide complete peace of mind, including new triple-pane windows and exterior doors, shingles, siding, gutters, Poly-B plumbing replacement, high-efficiency furnace, central A/C, Navien tankless hot water system, water softener, garage door opener, updated landscaping, cedar fencing, and much more. Enjoy exclusive lake access, excellent schools, parks, and all the amenities that make Sundance one of Calgary's most desirable family communities. This is a rare opportunity to own a beautifully renovated home with a legal suite in a prime location.