



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

376 Sunlake Road SE
Calgary, Alberta

MLS # A2339604



\$845,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Chandelier, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained 2,051 sq ft detached two-story in the sought-after lake community of Sundance, offering 2,957 sq ft of total developed living space and an attached double garage. Soaring vaulted ceilings greet you in the foyer and carry through the living and dining rooms, filling the main floor with natural light. The renovated kitchen showcases stainless steel appliances and a large Centre island, opening to a warm family room, with a dedicated home office, a convenient half bath, and main-floor laundry completing the level. Upstairs offers three bedrooms and two full bathrooms, including a generous primary suite with a 4-piece ensuite and an oversized walk-in closet. The fully developed basement adds a huge recreation and games room, a den, a fourth bedroom, and a third full bathroom, plus a utility room and abundant storage. Major updates are already done: new furnace, new hot water tank, and a new electronic air filter. Out back, a large deck extends the living space for summer entertaining, and the paved back lane keeps things clean year-round. Best of all, private lake access is just a short walk away — swimming, boating, and fishing in summer, skating in winter, and picnics on the beach year-round, all for a remarkably low \$333.24 annual lake association fee. Close to elementary and high schools, Fish Creek Provincial Park and its extensive bike and pathway network, shopping, and the LRT, with a bus stop half a block away. Sundance remains one of Calgary's most established and sought-after lake communities. Book your private showing today.