



GRASSROOTS
REALTY GROUP

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43 Lake Sundance Place SE
Calgary, Alberta

MLS # A2350637



\$899,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,218 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Gazebo, Lawn, Level, Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Gazebo, Mounted TV in Basement, Wardrobes in Primary & Office

Beautifully updated 4-level split nestled on a quiet cul-de-sac in Lake Bonavista! Boasting over 2,200 sq ft of living space, this home provides ample space for families and anyone who loves to entertain. The bright and open floorplan on the main level makes for a great family hub with the living room opening into the dining and kitchen areas with access to the large back deck. The kitchen offers granite counters and stainless-steel appliances, a large island with breakfast bar, ceiling height cabinets and plenty of storage. On the upper lever there are three bedrooms and a 4 pc bath. The primary bedroom has a nice sized closed and 2pc ensuite. Off the kitchen on the lower level is a family room with wood burning fireplace and a 4th bedroom and 4-pc ensuite with walk-in shower and soaking tub. The finished basement provides a nice sized rec room and large storage are with laundry area. Enjoy outdoor living on this large west facing deck with gazebo overlooking a large, manicured lawn. Hardwood floors, recessed lighting and central air throughout. Updates to this home since 2005 include new kitchen and bathrooms, new windows and doors from Gienow, all new appliances, new deck, flooring and updated electrical panel. The furnace and hot water tank were replaced in 2025. Rood was replaced approx. 2010. \$20,000 investment into Groundwork's sump pump system in crawl space with weeping tiles. The fence in laneway is Indonesian Hardwood. Residents of Lake Bonavista get private access to community amenities including the lake with beach areas and park with walking paths, pickle ball and tennis courts. Close to all amenities with schools within walking distance. Walk to the South Gate Lake Access and to the shoppes at Lake Bonavista Promenade. Minutes to Fish Creek Park, Maple Ridge Golf Course and Deer Valley Market Place. Quick access to

Deerfoot Tr and Macleod Tr making commutes to Universities and Downtown easy.