



GRASSROOTS
REALTY GROUP

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20 Sunlake Road SE
Calgary, Alberta

MLS # A2351037

\$769,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,745 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Unattached Book shelves in basement (4), shelving in ensuite, Refrigerator and Freezer in basement (as is), TV wall mounts (2), all shelving in workshop area and compressor hose line which is connected through to garage, Shed and 2 compost bins, 2 tire racks in garage

Welcome to this inviting, extensively updated home in the sought-after lake community of Sundance in SE Calgary! Situated on a generous 6,000+ sq. ft. corner lot, this 4-bedroom, 2.5-bathroom home offers over 2,000 sq. ft. of living space, excellent curb appeal, and the added benefit of a desirable corner location with ample parking. Inside, you'll find a warm and welcoming home featuring beautiful hickory hardwood floors, ceramic tile, and a kitchen with granite countertops and tile backsplash. The gas fireplace insert adds a cozy touch to the living space, while the renovated basement provides additional room for family gatherings, entertaining, or relaxing. The extensive list of upgrades adds value and peace of mind: - 2026:** New fence and deck - 2023:** Central vacuum - 2022:** Hardie Board siding, fascia, soffits, gutters, garage door, skylight, and basement renovation with complete Poly b removal - 2021:** Gas fireplace insert - 2018:** Hot water tank -2014:**Windows and Doors

-2013:** Renovated bathrooms, hickory hardwood flooring, ceramic tile, and kitchen granite countertops/backsplash
- 2012:**Furnace:** Regularly maintained. These thoughtful improvements, combined with the home's spacious layout and desirable Lake Sundance location, make this property an excellent opportunity for its next owners. Enjoy all that Lake Sundance has to offer, from summer days swimming, fishing, and relaxing at the beach to winter skating and seasonal activities. With numerous schools in the community, this established neighborhood offers an

appealing setting for families, along with year-round recreation and a strong sense of community. The spacious corner lot, attractive curb appeal, extensive upgrades, and access to the exceptional Lake Sundance lifestyle, this home offers a wonderful combination of comfort, convenience, and year-round recreation.

****Come discover everything**

Sundance has to offer!**