



GRASSROOTS
REALTY GROUP

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1515 Sunvista Way SE
Calgary, Alberta

MLS # A2353053

\$789,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Storage Sheds (2), Basement Refrigerator, Freezer, All Storage Room Shelving, All Garage Shelving

Your Lake Sundance lifestyle awaits! Lovingly cared for by its original owners, this fully developed family home offers an inviting blend of space, character and outdoor enjoyment in one of Calgary's most established lake communities. Imagine starting your day on the welcoming front veranda, overlooking the green space across the street, or unwinding in your beautifully landscaped backyard oasis, complete with mature trees, a charming pond and many established perennials. Inside, the spacious foyer opens to an elegant living and dining area featuring vaulted ceilings and hardwood flooring. The charming kitchen offers abundant cabinetry and counter space, a breakfast bar, walk-in pantry and a sunny window ledge perfect for growing fresh herbs. The adjoining dining nook overlooks the backyard, while the comfortable family room invites you to gather around the wood-burning fireplace, framed by custom built-in shelving. Step outside to enjoy the upper deck, rebuilt in 2026, or entertain on the lower-level patio surrounded by lush greenery. Upstairs, three bedrooms include a relaxing primary retreat with a private ensuite featuring a soothing jetted tub and separate shower. The fully developed basement provides exceptional additional living space with a generous recreation room, a guest bedroom currently used as a home office, a full bathroom and an oversized storage room with extensive built-in shelving. Numerous updates, including the furnace, air conditioning and permitted poly-B removal, add to the appeal. Enjoy the exceptional lifestyle that comes with Lake Sundance, with lake privileges and community amenities to enjoy throughout the seasons, plus easy cycling access to the natural beauty and pathways of Fish Creek Provincial Park. A wonderful place to call home, offering room to grow, space to entertain and a backyard retreat to enjoy for

years to come. A pleasure to show!