

**1435 Sunwood Road SE  
Calgary, Alberta**

**MLS # A2230316**



**\$825,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters		

**Inclusions:** Storage Shed, Mirror in Dining Room, Gazebo

Great 3 bedroom 2 storey located on a great street close to schools in the desirable lake community of Sundance. Nice tile 2 storey entrance invites you into this home. Large and bright living room has vaulted ceilings. Formal dining room is just off the kitchen. Great working kitchen has lots of oak cabinetry, loads of work space, island, large pantry and eating area. Large family room has built ins around the fireplace. Main floor office, 2 piece bath and large laundry room complete the main floor. Main and upper floors have laminate flooring, except family room. Upstairs you have 3 generous size bedrooms with the master having a walkin closet and a 5 piece ensuite. Downstairs is full developed with a large family room, bar area, bedroom, hobby room 3 piece bathroom and a large storage room. The double attached garage is oversized. Beautifully landscaped yard has lots of room for the kids to run and play in and a large deck and patio area as well!! Many updates include main floor furnace in 2023, Hot water tank in 2020, deck and patio in 2021 and roof in 2014.