136 Sunvista Close SE
Calgary, Alberta

MLS # A2252899

$699,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,907 sq.ft.	**Age:**	1989 (36 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Irregular Lot, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to Lake Sundance! This 4-bedroom, 2.5-bathroom detached home is located in one of Calgary's most desirable lake communities. The exterior is finished with a timeless combination of brick and composite siding, offering both durability and curb appeal. Inside, the main level features pristine hardwood floors, a kitchen with granite countertops, and a versatile bedroom perfect for guests or a home office. The cozy family room is anchored by a wood-burning fireplace, creating the ideal space for relaxing evenings. Upstairs you'll find 3 spacious bedrooms, including a primary suite with its own ensuite. Enjoy outdoor living in your private backyard with RV parking, plus the convenience of a double attached garage. Additional upgrades include a dual high-efficiency furnace, water tank, water softener, reverse osmosis system, and central vacuum for modern comfort and efficiency. As a Sundance resident, you'll have exclusive year-round access to the private lake for swimming, fishing, skating, and more, all while being close to schools, tennis courts, clubhouse, parks, and shopping. A fantastic opportunity to own in this sought-after community!