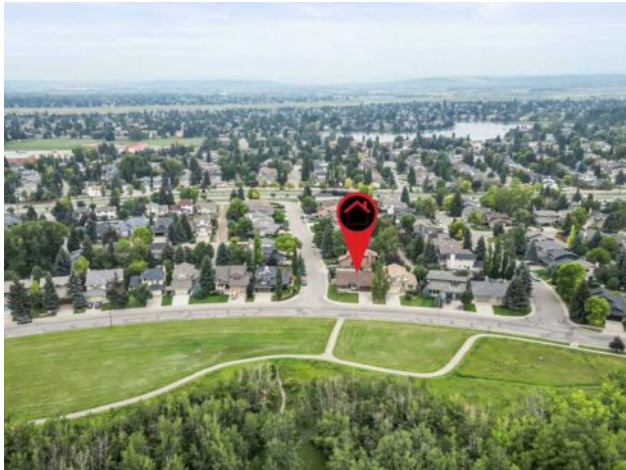


**260 Sun Valley Drive SE
Calgary, Alberta**

MLS # A2254608



\$749,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,601 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, No Animal Home, No Smoking Home		

Inclusions: Shed

Perfectly located, this spacious 1,600 sq ft bungalow is ideally situated just steps from Fish Creek Provincial Park. Designed for those looking to embrace an active, outdoor lifestyle, this lovingly maintained home offers everything you need. From the moment you arrive, the charming curb appeal and double front garage set the tone. Inside, rich hardwood floors flow through the main level, creating a warm and inviting atmosphere. The formal living and dining rooms are ideal for hosting family dinners or quiet evenings with friends. A dedicated home office with custom oak built-in bookshelves provides a peaceful workspace or reading retreat — all with stunning park views to inspire your day. The thoughtfully designed kitchen features an electric cooktop, wall oven, and ample cabinetry, while the adjacent family room is perfect for relaxing around the cozy gas fireplace after a walk through the park. Two generous bedrooms on the main floor include a spacious primary suite with a full ensuite bath, plus a second full bathroom for guests or visiting family. Downstairs, the fully developed basement offers versatile recreational and hobby areas, a third bathroom, and abundant storage space. Recent updates include full replacement of Poly-B plumbing, newer roof, and updated furnace, offering peace of mind for years to come. The SW back yard is spacious and offers plenty of sun on the deck. Plenty of established perennials offer a private oasis. Living in Lake Sundance means access to an exclusive, year-round lake lifestyle: swimming, boating, fishing, skating, pickleball, and tobogganing, all just minutes from your door. With all three levels of schools in the community, nearby shopping, and quick access to Stoney Trail, everything you need is close at hand. Well cared for, and ready for it’s next family to embrace it… this is more than a home — it’s a

lifestyle.