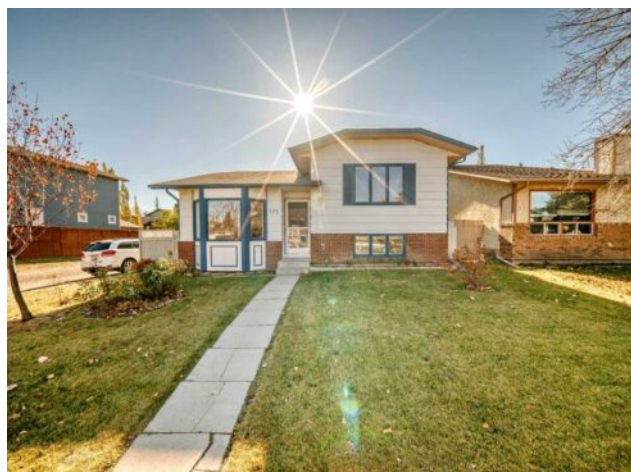


172 Sunvale Crescent SE
Calgary, Alberta

MLS # A2266284



\$549,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,160 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: None

Welcome to this charming 4-level split nestled on a quiet street in the highly sought-after lake community of Sundance — where full lake privileges offer year-round recreation and family fun! The main floor showcases a bright and inviting formal living and dining area with vaulted ceilings and a beautiful bay window that floods the space with natural light. The spacious kitchen features stainless steel appliances, a generous eating nook, and patio doors leading to the sunny backyard — perfect for effortless indoor-outdoor living and summer gatherings. Upstairs, you'll find a well-planned layout with a large primary bedroom complete with a private 2-piece ensuite, two additional bedrooms, and a 4-piece main bath. The fully finished third level offers a comfortable family room, a 4-piece bath, and a versatile fourth bedroom or home office — ideal for guests, teenagers, or remote work. Enjoy the sun-filled backyard with a two-tiered deck, garden beds ready for your organic vegetables, and an oversized double detached insulated garage — providing both comfort and convenience. Just steps from beautiful Sundance Lake, you can enjoy swimming, boating, fishing, skating, and tobogganing all year long. Close to top-rated schools, shopping, parks, and transit, this is the perfect home for families looking to embrace the active Sundance lifestyle.