



## 34 Sunvale Mews Calgary Alberta

\$560,000

\*\*\*\*Property is Pending (Conditionally Sold) until Friday Dec. 22, 2023.\*\*\*\* Welcome to Lake Sundance! This community features a 33 acre lake (just a couple blocks from this home!) which features year-round activities such as swimming, skating, toboggan hills, cook shacks and BBQ's, basketball courts and so much more!! This 6 bedroom family home has over 2,400sqft of developed living space with some partially finished spaces that once complete would add even more great living space. The main level consists of a spacious living room with brick facing fireplace, vaulted ceilings, open kitchen, breakfast nook and dining room. On the upper level, you'll find a large primary with 3 piece ensuite, plus 2 more bedrooms and a 4 piece family bath. The lower level has a family room, 4th bedroom, a partially finished 3 piece bath currently functioning as a 2 piece and the laundry room. Finally the basement which is partially finished with the 5th bedroom, flex space and tons of storage. Double attached garage, fenced back yard, and deck complete this home! The south facing pie lot is located on a quiet cul-de-sac, just a couple blocks from a K-6 school. This is a great opportunity to get into this highly sought after lake community! Close to all levels of schools, public transit and all amenities! (id:6769)

Bedroom 15.42 Ft x 10.50 Ft

Bedroom 12.83 Ft x 11.42 Ft

Storage 8.75 Ft x 11.42 Ft

Furnace 30.00 Ft x 17.67 Ft

Family room 18.08 Ft x 13.92 Ft

Bedroom 11.58 Ft x 10.33 Ft

Laundry room 9.08 Ft x 6.17 Ft

2pc Bathroom 11.08 Ft x 5.42 Ft

Foyer 4.17 Ft x 3.33 Ft

Living room 14.42 Ft x 13.42 Ft

Kitchen 13.42 Ft x 9.67 Ft

Dining room 12.67 Ft x 8.67 Ft

Breakfast 8.50 Ft x 9.92 Ft

Primary Bedroom 15.17 Ft x 12.58 Ft

3pc Bathroom 10.00 Ft x 4.92 Ft

Bedroom 13.42 Ft x 8.83 Ft

Bedroom 11.33 Ft x 8.75 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Listing Presented By:



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eXp Realty

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See

**Mirror**

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