



## 36 Sunvale Mews Calgary Alberta

\$650,000

Welcome to this stunning 4-level split home nestled in the coveted community of Lake Sundance. Boasting over 2,000 sq ft of meticulously designed living space, this residence offers the ultimate blend of comfort, style, and functionality for families. Upon entering, you'll be greeted by a bright living room and dining area featuring newer laminate flooring and vaulted ceilings, creating a spacious and inviting atmosphere. The gorgeous white kitchen is a chef's delight, complete with tall cabinetry, a dazzling backsplash, and convenient access to a private deck and patio through sliding doors – perfect for seamless indoor-outdoor entertaining. Upstairs, the laminate flooring continues into three generously sized bedrooms, including a king-size primary suite with double closets and an en-suite bathroom featuring an oversized shower. The third level presents a cozy family room adorned with a fireplace and built-in shelving, alongside a sizable fourth bedroom with double closets and a full 4-piece bathroom, providing ample space and privacy for guests or family members. The lower level offers additional versatility with a large recreation room, a practical laundry area, and abundant storage options, including access to a crawl space for seasonal items. Situated on a tranquil cul-de-sac, this home features a large open yard ideal for outdoor activities and relaxation. Residents of Lake Sundance enjoy exclusive access to a variety of year-round recreational activities, including swimming, fishing, boating, and ice skating, all just steps away from Sundance Lake. Nearby parks, playgrounds, grocery stores, restaurants, and shops ensure convenience and enjoyment for every lifestyle. Families will appreciate the proximity to excellent schools catering from kindergarten to grade 12, as well as easy commuting options via Stoney Trail, McLeod Trail, and Deerfoot Trail. For tho...

Primary Bedroom 12.42 Ft x 10.58 Ft

Bedroom 11.33 Ft x 11.25 Ft

Bedroom 11.33 Ft x 9.17 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Family room 20.50 Ft x 14.17 Ft

Recreational, Games room 17.83 Ft x 13.92 Ft

Laundry room 11.17 Ft x 6.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.00 Ft x 14.42 Ft

Dining room 15.08 Ft x 10.67 Ft

Kitchen 15.67 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom 14.58 Ft x 11.17 Ft