



## 3 Sunlake Close Calgary Alberta

\$525,000

Welcome to Sundance Villas a NON CONDO development complex. Location is very desirable with a large yard, backing onto a quiet street. This complex is one of the most sought-after lake communities of Sundance. Only 38 units in this well-managed community where the landscaping and snow removal are taken care of by the homeowners association. The main floor features an open and bright floor plan with a living room, dining room, a den that can be used as a second bedroom and a main floor laundry. The new laminate floors and freshly painted main floor is ready to move in. A door from the eating area leads to a large sunny private deck. Large master bathroom walk-in closet and a 5-piece ensuite. A short stroll to gorgeous Lake Sundance with many amenities. Nothing to do here but move in and enjoy!! The Sundance Villas Homeowners Association HOA fee approx. \$132.75 per month, Lake Sundance Fee is approx. \$300.00 once a year (id:6769)

2pc Bathroom 5.00 Ft x 6.50 Ft

4pc Bathroom 9.42 Ft x 11.17 Ft

Breakfast 8.42 Ft x 8.00 Ft

Dining room 12.33 Ft x 11.08 Ft

Foyer 10.33 Ft x 8.92 Ft

Kitchen 8.42 Ft x 8.83 Ft

Living room 11.17 Ft x 19.67 Ft

Family room 10.17 Ft x 13.42 Ft

Primary Bedroom 10.42 Ft x 22.58 Ft

Listing Presented By:



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