



55 Sunbank Road Calgary Alberta

\$590,000

A rare find in the highly sought-after Sundance Lake community! This exceptional 3-level split offers the perfect blend of prime location, modern updates, and family-friendly design. Positioned directly across from a green space, you're steps away from the community lake, beach house, parks, and schools - truly a walker's paradise! Step inside this meticulously designed 1550+ sqft haven. The main level welcomes you with a bright and open dining and living room, highlighted by a stunning fireplace feature wall (TV & mount included!). This inviting living area seamlessly connects to a kitchen boasting refinished cabinets, new granite countertops, and a charming built-in bench for the breakfast nook. The upper level provides three generously sized bedrooms, a convenient laundry closet, and a well-appointed 4pc main bath. The versatile lower level offers a spacious rec room, or an ideal setup for a luxurious primary suite, complete with a cozy gas fireplace with brick finish. This level also includes a three-piece bath, ample storage, laundry hook-ups, and expansive crawl space. Enjoy peace of mind with extensive recent improvements: a new roof (on both the house and the oversized double detached garage in 2019), a new furnace (2020), and both bathrooms recently renovated, new flooring, baseboards and trim. Plus, newer exterior french doors, a new living room picture window, and a newer kitchen window enhance curb appeal and efficiency. Outdoor living is a breeze with a huge deck perfect for entertaining and BBQ'ing. The oversized double detached garage and paved rear lane add convenience. This location cannot be surpassed: under a 5-minute walk to elementary & junior high schools, and excellent access to Stoney, Deerfoot & McLeod Trail. Don't miss your chance to secure this Sundance gem! (id:6769)

3pc Bathroom Measurements not available

Family room 19.33 Ft x 20.00 Ft

Living room 11.92 Ft x 12.17 Ft

Breakfast 7.08 Ft x 7.67 Ft

Kitchen 8.42 Ft x 8.67 Ft

Dining room 6.42 Ft x 12.17 Ft

Primary Bedroom 11.08 Ft x 12.25 Ft

Bedroom 8.83 Ft x 10.00 Ft

Bedroom 8.33 Ft x 10.17 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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