



## 42 Sunvista Crescent Calgary Alberta

\$625,000

Welcome to this spacious detached home located in the desirable lake community of Sundance, offering exclusive lake access and over 1900 sq ft above grade! Brimming with potential, this home requires cosmetic TLC but features soaring vaulted ceilings, a beautiful sunken family room with sliding patio doors, and a bright, east-facing backyard. The main floor offers a functional layout with a dedicated office, convenient laundry room, a sunny kitchen with new appliances and access to the backyard and an inviting living room filled with natural light. Upstairs, you'll find three generous bedrooms, including a large primary suite with a walk-in closet and renovated ensuite. The illegal basement suite boasts two oversized bedrooms with brand new egress windows. Significant upgrades include: all new windows and exterior doors, high-efficiency furnace, central A/C, hot water on demand, new electrical panel, new water softener, Poly-B plumbing replaced, new garage door, composite deck, and bathroom renovations. Roof shingles were replaced in 2012. With elementary and high schools in the community, amenities nearby and Sundance Lake privileges, including swimming, skating, and more this location is ideal. Don't miss the opportunity to own in this family friendly neighbourhood.

(id:6769)

Kitchen 12.17 Ft x 11.17 Ft  
Living room 14.50 Ft x 11.92 Ft  
Bedroom 12.83 Ft x 9.50 Ft  
Bedroom 11.42 Ft x 11.42 Ft  
3pc Bathroom Measurements not available  
Other 9.92 Ft x 9.17 Ft  
3pc Bathroom Measurements not available  
Kitchen 14.50 Ft x 12.75 Ft  
Dining room 14.42 Ft x 8.92 Ft

Living room 19.42 Ft x 12.67 Ft  
Family room 15.17 Ft x 12.42 Ft  
2pc Bathroom Measurements not available  
Den 11.42 Ft x 11.00 Ft  
Primary Bedroom 14.92 Ft x 12.58 Ft  
Bedroom 12.75 Ft x 9.25 Ft  
Bedroom 13.58 Ft x 9.33 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
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