



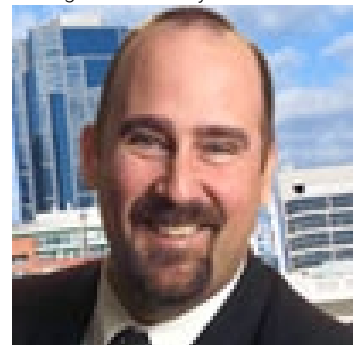
80 Sunlake Circle Calgary Alberta

\$787,000

Renovation of new, QUARTZ COUNTERTOPS & ENLARGE ISLAND, Baseboards, trim paint to White & 4th bathroom in the basement as 5th bedroom ensuite, is due to be completed by 15 July, still VIEWABLE for showings!... 80 Sunlake Circle is with HUGE PIE lot, QUIET LOCATION, fabulous neighbours and a green space 2 doors away, PLENTY of STREET PARKING (in front of PARK). Spacious living/dinning room combination with vaulted ceiling. Plenty of closet space at front & seperate garage entrance to home. The kitchen has newer appliances (2022), (matching) and has both an island and eating nook. The kitchen island, nook & family room look out to the oversized yard for Sundance. Huge RV parking with electric plug in(36' 5th wheel RV trailer & Truck fit inside the lane Gate). 2 laneway gates. with plenty of room left to play & enjoy the huge yard. The deck is equipped with natural gas fittings for patio heater and bbq. Completing the main level is a 4th bedroom/office with closet, 3 pce bathroom and attached garage entry. Upstairs boasts a large master with 3 piece ensuite, a walk in closet. Upper 4 pce bathroom has a jetted tub & shower. A large linen closet outside of the second floor bathroom could be a converted to a 2nd laundry; The 3 upper bedrooms are a great size to have double beds and Plenty of furniture. The developed basement with new carpet offers a large rec room, 5th bedroom (with egress window), high ceilings, NEW 5th bedroom ENSUITE being constructed now! A large storage/ Mechanical room. The high ceilings adds versatility for future development. Poly B water piping (potential trouble for house insurance) has been removed & replaced April 2024 ,newer furnace (Oct 2022) and vinyl plank flooring top 2 levels (Oct. 2022). Metal clad triple pane argon filled windows throughout (2019), Hot water tank (2017), Shingles replaced...

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| Primary Bedroom 12.67 Ft x 13.50 Ft | 3pc Bathroom 6.25 Ft x 5.00 Ft |
| 3pc Bathroom 6.00 Ft x 7.83 Ft | Living room 12.17 Ft x 10.50 Ft |
| 4pc Bathroom 5.00 Ft x 7.92 Ft | Dining room 13.00 Ft x 10.00 Ft |
| Bedroom 9.33 Ft x 11.25 Ft | Other 13.00 Ft x 16.50 Ft |
| Bedroom 9.33 Ft x 12.42 Ft | Family room 18.92 Ft x 12.50 Ft |
| Bedroom 12.00 Ft x 11.00 Ft | Bedroom 9.92 Ft x 10.00 Ft |
| Recreational, Games room 32.00 Ft x 11.50 Ft | 3pc Bathroom 5.83 Ft x 5.33 Ft |

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