



# 98 Sunvista Close Calgary Alberta

\$774,900

\*SEE THE 3D TOUR\* This home has been meticulously maintained with many updates that provide functionality for day to day. From the moment you step inside this home feels welcoming and cared for with a modern palette and warm HARDWOOD FLOORING that carries a timeless look while still feeling current and easy to style. You will also notice the natural light all throughout the home from all the NEWER UPDATED WINDOWS. Right as you walk in the front door the main level offers an inviting front living room. This front living room extends itself into more living space that works perfectly as a dining area. Moving on from the primary living area is the kitchen completed with hardwood cabinets, stainless steel appliances, and an island/sitting area. Just some steps away from the kitchen in the sliding door that provides access to the backyard as well as a SECOND SPACIOUS living room. After that is one of the standout features, the dedicated office space. This can be an ideal solution for anyone who needs an office, study area, or a dedicated play room for young children. The main level is completed by a main-floor half bath combined with laundry. Upstairs, the second level continues the thoughtful design with three well-proportioned bedrooms that feel bright and comfortable, including a spacious primary bedroom retreat with great natural light and a 4-piece ensuite, while an additional 4-piece bathroom on this level comfortably serves the remaining bedrooms. The fully developed basement expands the home in a way that truly sets it apart, offering two distinct living spaces that can be tailored to your lifestyle. Imagine a dedicated media room setup for big-screen nights, a separate lounge or games area, a home gym zone, a kids' play space, or whatever you need the extra space to be! The lower level is also completed by a FOURTH BEDROOM and another 4-piece ensuite bathroom,...

Primary Bedroom 11.67 Ft x 12.83 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
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 Bedroom 11.67 Ft x 9.50 Ft  
 Bedroom 12.58 Ft x 9.33 Ft  
 Living room 18.83 Ft x 31.67 Ft

4pc Bathroom .00 Ft x .00 Ft  
 Living room 22.83 Ft x 13.25 Ft  
 Other 14.00 Ft x 13.25 Ft  
 Family room 12.50 Ft x 19.50 Ft  
 Office 10.25 Ft x 10.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft

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Originally Listed by:  
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