



## 45 SUNRISE Village Stony Plain AB

\$399,999

AMAZING LOCATION! FULLY FINISHED BASEMENT! OVERSIZED DOUBLE GARAGE! WELCOME TO 45 SUNRISE VILLAGE! THIS AMAZING 1990 BUILT ADULT BUNGALOW HAS JUST OVER 2100 SQUARE FEET OF LIVING SPACE, 2 BEDROOMS, AND 3 BATHROOMS. THE OPEN KITCHEN IS OPEN HAS CUSTOM OAK CABINETRY, AN "L-SHAPED" ISLAND, LINOLEUM FLOORS, AND A REVERSE OSMOSIS WATER SYSTEM. SPACIOUS DINING AREA HAS SLIDING DOOR EXTERIOR DECK ACCESS. LIVING ROOM HAS UPGRADED VINYL PLANK FLOORS AND BORDERS STAIRWELL TO BASEMENT. PRIMARY BEDROOM IS "KING-SIZED" WITH A LARGE WALK-IN CLOSET. ENSUITE IS 3 PIECE WITH A SHOWER. MAIN FLOOR ALSO HAS AN ADDITIONAL BATHROOM (FULL), MAIN FLOOR LAUNDRY, SECOND BEDROOM, AND AN INVITING ENTRANCE. BASEMENT IS FINISHED WITH A MASSIVE ENTERTAINMENT ROOM, SUSPENDED CEILING, DRY-BAR, MECHANICAL ROOM, BATH, AND DEN. HOME WAS PAINTED IN 2021 AND HAS CENTRAL AIR CONDITIONING AND UV FURNACE AIR FILTRATION. GARAGE IS 19X20 AND IS HEATED. COMPLEX IS +55 AND SELF MANAGED. WALKING DISTANCE TO SHOPPING AND ALL SERVICES.

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