

**55 Sunbank Road SE**  
**Calgary, Alberta**

**MLS # A2219973**



**\$625,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Private, Revers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters		

**Inclusions:** TV in Living Room

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 &ndash; 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!