

**17 Sunvale Crescent SE
Calgary, Alberta**

MLS # A2278187

\$499,900



Division:	Sundance	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,067 sq.ft.	Age: 1982 (44 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Parking Pad	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Back Yard, Front Yard, Private	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters		
Inclusions:	2 sheds		

We're extremely pleased to present our newest listing in the amazing lake community of Sundance. This renovated home will be a perfect landing spot for your family. The upgrades include a brand-new kitchen featuring Dekton counters, new appliances, redesigned floorplan with wall removal, hood fan and gorgeous flooring. The engineered hickory hardwood will impress, as will the triple pane windows and new doors that were done in 2022. The most recent completed work was in the main floor powder room, and that space has been nicely modernized. A tankless hot water heater has been installed along with a high efficient furnace. Featuring a sunny south backing yard that's private and spacious, you'll have room for a garage or use the existing trailer gate for RV, boat or car parking. The location is a feature in itself, as you can take a quick walk to Sundance Lake for year-round activities or stroll to the schools for pick-up and drop-off. This place is impressive, and we'd invite you to come see it for yourself. Thanks for taking the time to check out our listing, we hope to accommodate your showing needs!