

**76 Sunlake Gardens SE**  
**Calgary, Alberta**

**MLS # A2288300**



**\$525,500**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,188 sq.ft.                     | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot            |               |                   |

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl     | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | \$ 371    |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco                                    | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Smoking Home, Quartz Counters, Storage |                   |           |

**Inclusions:** Part of the furniture, refrigerator in the garage, backyard furniture, brand new TV, and a complete audio system in the basement with speakers and a receiver are included.

Welcome to the highly desirable Sundance community, where established lake living meets thoughtful modern updates. This beautifully maintained 3-bedroom, 2.5-bathroom townhouse has been extensively renovated over the past few years and offers a perfect balance of comfort, functionality, and style. It's truly move-in ready, with quality improvements already completed for the next owners to enjoy. A recently installed AC system adds year-round comfort, keeping the home cool and enjoyable during the warmer months. The main level features updated flooring and stairs, creating a clean and cohesive look throughout the home. Fresh paint, updated doors and hardware, modern lighting fixtures, and new blinds add a contemporary feel while maintaining a warm and inviting atmosphere. The living room is anchored by a refreshed fireplace, creating a cozy focal point for everyday living. The kitchen has been thoughtfully upgraded with extended and refinished cabinetry, updated hardware, quartz countertops, backsplash, and a modern sink and faucet. A built-in pantry and water filtration system add everyday practicality and convenience. Upstairs, you'll find three spacious bedrooms, including a comfortable primary retreat with a renovated closet and its own fireplace - a rare and inviting feature. The bathrooms have been refreshed with updated vanities, fixtures, lighting, and finishes, giving the home a clean and polished look. The fully developed basement offers additional living space ideal for entertaining or relaxing, complete with a fireplace and home theatre setup. It's the perfect spot for movie nights or game days. Additional improvements over recent years include updated entry systems with keypad and video doorbell, air conditioning and thermostat, laundry area upgrades, garage storage and heating, and thoughtful functional

enhancements throughout the home. Located just minutes from Sundance Lake, schools, shopping, and major routes like Macleod Trail and Stoney Trail, this property offers the convenience of city living within one of Calgary's most established lake communities. Well cared for, tastefully updated, and ready for its next chapter - this is an opportunity you don't want to miss.