

98 Sunvista Close SE
Calgary, Alberta

MLS # A2290374



\$774,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Hot Tub, Shed

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, offering excellent flexibility for guests, older kids, extended family, or even a private space for someone who wants separation from the upper levels. Outside of the interior living space, the GARAGE IS A HIGHLIGHT featuring a high ceilings and fresh/durable coated epoxy flooring (2025). This home is equipped with composite siding and your own PERSONAL OASIS of a backyard. With trees for privacy and a large deck with a hot tub you will be able to spend as much time as you would like outside. This home is the total package providing thoughtful updates, OVER 2670+ TOTAL SQUARE FOOTAGE and a large yard for leisure and play!