

**17007 Sunvale Road SE**  
**Calgary, Alberta**

**MLS # A2291556**



**\$629,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Lake, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Looking for a home to live in, enjoy, update, and invest in? Welcome to the sought-after Lake Community of Sundance! This impressive 2-storey split offers 2,467 sq ft of developed living space and plenty of room for the whole family. As you enter, you'll be welcomed by a spacious living room featuring a beautiful bay window, perfect for relaxing or entertaining, with space for a formal dining area just steps away. The oversized kitchen is a standout, showcasing quartz countertops and abundant storage, making it both stylish and functional. Upstairs, you'll find two generous bedrooms, a 4-piece bathroom, and a spacious primary bedroom complete with its own 4-piece ensuite. The lower level offers another large family room, an additional bedroom, a 4-piece bathroom, and a laundry area. There's also a separate entrance, providing excellent potential for guests, extended family, or future tenants. Down one more level, you'll discover yet another room with a 4-piece bathroom and a large closet. This developed basement also includes venting for a potential future kitchen, new vinyl plank flooring, and a huge undeveloped crawl space, perfect for storing larger items. Additional highlights include air conditioning and a double detached garage (21'6" x 19'6"). Located within walking distance to schools of all levels, shopping, and the lake, and offering quick access to Fish Creek Park, this home combines comfort, convenience, and opportunity. Don't miss out — come see it with your REALTOR today!