

204 Sunrise Circle SE
Calgary, Alberta

MLS # A2292759



\$790,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s)		

Inclusions: Pool table in the basement can be left behind if wanted.

OPEN HOUSE SUNDAY MARCH 15th from 2PM – 4PM! Welcome to this incredibly well-maintained two storey home in the highly sought-after lake community of Sundance. Major updates include ALL Poly-B plumbing replaced (\$10,000), newer Triple pane windows (\$25,000) and a roof that is only 5 years old, offering excellent peace of mind for the next owner. This move-in ready home offers 4 bedrooms (3 upstairs and 1 downstairs) and 2.5 beautifully renovated bathrooms. The main floor features a bright living room and formal dining area, along with a dedicated office/den—perfect for working from home. Rich hardwood flooring flows throughout the main level, while the spacious kitchen showcases granite countertops, stainless steel appliances, skylights, and abundant cabinet space. Large triple pane windows fill the home with natural light while improving energy efficiency. The exterior features durable Hard board siding and outstanding curb appeal. The front yard offers a charming brick patio, while the private backyard retreat includes a brick patio, covered deck, and a beautiful garden perfect for relaxing or entertaining. Ideally located within walking distance to schools and just minutes from Fish Creek Park and Sikome Lake, this is a fantastic opportunity to own a well-cared-for home in one of Calgary’s most desirable family communities. Book your showing today!