

106 Sunvista Crescent SE
Calgary, Alberta

MLS # A2313503



\$899,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Smart Home		

Inclusions: TV mount

OPEN HOUSE THIS WEEKEND Saturday May 23 1pm-4pm, Sunday May 24 1pm-4pm Welcome to this gorgeous and truly move-in ready home in the highly sought-after lake community of Sundance! Perfectly positioned with green space in front and a sunny SW-facing backyard, this property offers the ideal balance of privacy, functionality, and modern comfort without the stress or expense of future major upgrades. This home has been extensively renovated and thoughtfully upgraded throughout the years, making it a rare turnkey opportunity. Inside this home, flooded with natural light, you'll appreciate stained oak hardwood flooring that's in spectacular condition, granite countertops in the kitchen and bathroom sinks, newer smart appliances (2022), beautifully updated upper bathroom (2022), knockdown ceilings (2022), all new light fixtures throughout (2025), and a brand new fully finished legal basement (2026). Beautiful marble gas log fireplace adds warmth, charm and authenticity to the living room. The home is also fully equipped for modern smart living with 5 security cameras, smart doorbell, smart locks, smart garage door, central alarm system, and motion-sensor backyard floodlight. Additional peace of mind comes from the installed radon mitigation system (2025) and the extensive list of mechanical and safety upgrades already completed, such as a new electrical panel compliant with current codes (2026), Moen smart water shut-off system (2025), 5 Nest CO2 smoke detectors, and water leak sensors. Other major improvements include replacement of Poly-B plumbing (2022), triple-pane windows and front and back doors (2022), an oversized 8-ft garage door, central A/C (2022), landscaping in both the front and backyard (2024), a premium 7-stage RO + UV kitchen water filtration system (2022), and a water

softener (2025). Located in one of Calgary's most established and family-friendly lake communities with year-round lake access, excellent schools, Fish Creek Park, pathways, and amenities nearby - this is the kind of home buyers wait for: updated, cared for, and ready to enjoy from day one.