

32 SUNMEADOWS Court SE Calgary, Alberta

MLS # A2336157



\$759,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Dr		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Tre		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-22-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	All Draperies, Central Vac - no attachments.		

OPEN HOUSE SAT SEPT 12 at 1:00-2:30 WELCOME to this VERSATILE TWO-STOREY HOME in LAKE SUNDANCE, offering 2,848 SQ. FT. OF DEVELOPED LIVING SPACE, 5 BEDROOMS, 3.5 BATHROOMS, CENTRAL A/C, an DOUBLE ATTACHED GARAGE + a LEGAL WALKOUT BASEMENT SUITE generating IMMEDIATE RENTAL INCOME of \$1650/monthly!!! Set on a landscaped 5,629 SQ. FT. PIE-SHAPED LOT in a quiet CUL-DE-SAC, this property delivers family living + BUILT-IN INCOME POTENTIAL, w/tenants who would like to stay!!! A welcoming exterior + mature landscaping create inviting curb appeal. Step inside beneath a VAULTED ENTRY, where natural light + ceiling height set an airy tone. Just off the entrance, the LARGE OFFICE/STUDIO creates a work-from-home setup w/space to welcome clients without disrupting the home. Continue into the LIVING ROOM w/a GAS FIREPLACE, creating an inviting place to gather, relax + entertain. The adjoining DINING ROOM offers space for hosting. The spacious KITCHEN is designed for everyday living, feat. oak cabinetry, generous counter space, SS appliances + a beverage fridge, a CORNER PANTRY + a large central island w/additional storage + room for meal preparation. The adjoining BREAKFAST NOOK w/expansive windows brings in natural light, while direct deck access makes summer BBQs + outdoor dining effortless. Main-floor laundry w/NEW 2026 WASHER/DRYER + a 2 pc bathroom add convenience, + the 20' x 18' DOUBLE ATTACHED GARAGE makes Calgary winters easier!!! Upstairs, the peaceful PRIMARY RETREAT offers room to unwind, a WALK-IN CLOSET + private 4 pc ensuite w/JETTED TUB for a relaxing end to the day. The 2nd Bedroom + 3rd Bedroom sit near another 4 pc bathroom, creating a practical level for children or

guests. Venetian blinds + NEWER TRIPLE PANE WINDOWS THROUGHOUT the MAIN + UPPER LEVEL + 3 NEWER EXTERIOR DOORS—an \$26K investment —adding COMFORT + VALUE, while the furnace + CENTRAL A/C were updated in 2017. The LEGAL WALKOUT BASEMENT SUITE delivers exceptional versatility w/its own entrance + a FULL-SIZE KITCHEN feat. white cabinetry, FULL-SIZE SS APPLIANCES + a peninsula w/seating. LARGE WINDOWS fill the living room w/natural light, while a GAS FIREPLACE creates warmth + comfort. Dedicated laundry adds independence, while the 4th Bedroom + 5th Bedroom both offer direct access to the 3 pc bathroom, + the 5th Bedroom incl. a WALK-IN CLOSET. A storage room keeps essentials organized, while 2 DEDICATED REAR PARKING STALLS complete the suite. \$15K INVESTED IN CEILING SOUNDPROOFING! Retain the income-producing suite, accommodate extended family or expand your investment potential!!! Outside, the pie-shaped yard offers room for gardening, children, pets + summer get-togethers, w/a deck, patio, fenced lawn, fruit trees/shrubs, shed + back-lane access. Enjoy LAKE SUNDANCE living w/fishing, recreation facilities, parks, playgrounds, tennis courts, nearby schools + convenient shopping. This is the rare combo of SPACE + LAKE ACCESS + LEGAL INCOME POTENTIAL in a home designed for every stage of life.