

70 Sunset Way SE
Calgary, Alberta

MLS # A2338509



\$849,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: n/a

WELCOME TO 70 SUNSET WAY SE – A BEAUTIFUL CUSTOM-BUILT HOME ON ONE OF THE MOST DESIRABLE STREETS IN THE COMMUNITY! Offering 2,875 SQ.FT. of total living space, this impressive home is perfectly positioned on a QUIET CRESCENT, across the street from MILLION-DOLLAR HOMES and the LAKE! With incredible curb appeal, a charming FRONT PORCH and a spectacular 7,211 SQ.FT. MATURE LOT, this is a property and location that are incredibly hard to find. Step inside to a spacious FRONT LIVING ROOM and FORMAL DINING AREA, creating a great first impression and plenty of room for entertaining. HARDWOOD FLOORING flows throughout the main level and most of the home has been FRESHLY PAINTED, giving it a bright and refreshed feel. The RENOVATED KITCHEN is the heart of the home and features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, WALL OVEN, BUILT-IN MICROWAVE, INDUCTION COOKTOP, plenty of cabinetry and a bright dining nook overlooking the backyard. Directly across is the inviting family room featuring a cozy gas FIREPLACE with a beautiful built-in surround – the perfect space to relax while still being connected to the kitchen. The BACKYARD IS A HUGE SELLING FEATURE! Situated on an oversized 7,211 SQ.FT. LOT and surrounded by MATURE TREES, this incredible outdoor space offers privacy, room to entertain and a setting that is becoming increasingly difficult to find in the city. A large COMPOSITE DECK provides the perfect spot for summer BBQs, outdoor dining and relaxing with family and friends. Upstairs you'll find THREE SPACIOUS BEDROOMS including a large primary retreat with plenty of room for a KING-SIZE bedroom set and its complete with its own FULL ENSUITE. Two additional generous bedrooms and another

updated 4-PIECE BATHROOM complete the upper level. The FULLY FINISHED BASEMENT was made for entertaining with a large GAMES AREA with room for a POOL TABLE, media room and full custom WET BAR. Whether it's movie nights, watching the big game or entertaining friends, this is a fantastic extension of the living space. The BIG-TICKET UPDATES have already been taken care of, including a NEW ROOF, NEW FURNACE, NEW HOT WATER TANK and NEW WATER SOFTENER! Add in CENTRAL AIR CONDITIONING, large LAUNDRY room, 3.5 BATHROOMS and a DOUBLE ATTACHED GARAGE, and this home offers an outstanding combination of comfort, space and value. LOCATION, LOCATION, LOCATION! Enjoy living in a vibrant LAKE COMMUNITY with SIX SCHOOLS nearby and incredible year-round amenities including a COMMUNITY CLUBHOUSE, fitness classes, community events, fishing derbies, TENNIS, VOLLEYBALL, SKATING, SWIMMING, BOATING, FISHING and so much more. 2,875 SQ.FT., CUSTOM BUILT, A HUGE MATURE LOT, RENOVATED KITCHEN, MAJOR RECENT UPDATES and an INCREDIBLE LOCATION STEPS FROM THE LAKE – THIS IS THE ONE!