

23 Sunlake Gardens SE Calgary, Alberta

MLS # A2338588



\$430,000

Division:	Sundance		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	1,540 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Insulated, Oversized, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All light fixtures, Vacuflo system (as-is, the seller has never used it)

Vacant and move-in ready, this 3-bedroom end unit pairs an exceptionally bright, above-grade (on both levels!) layout with private outdoor spaces overlooking the beautifully maintained green space and pathway. Vaulted ceilings and oversized windows bring an airy sense of scale to the generous formal living and dining area, while a neutral colour palette makes it easy to settle in and add your own style. Everyday meals flow naturally into the spacious eat-in kitchen, where white cabinetry supplies plenty of storage and direct deck access extends gatherings outdoors. Just beyond, the inviting family room centres around a gas fireplace and opens to the deck, giving you another connection to the sunny south-facing setting. Unwind in the spacious primary retreat, where dual walk-through closets lead to a private 4-piece ensuite. Downstairs does not feel like a typical lower level, with both levels of the home sitting above grade and plenty of natural light throughout. Two additional bedrooms give family members, guests or a home office comfortable separation, with dual closets adding extra storage to one bedroom and a 4-piece bathroom completing this level. Outside, 2 tiers of exclusive-use decking make the most of the southern exposure and peaceful green space views, whether you are hosting friends, enjoying dinner outdoors or simply relaxing in the sunshine. Air conditioning keeps summer days comfortable, while the insulated and drywalled attached garage adds convenient parking and storage. Set in the established lake community of Sundance, this home places year-round Lake Sundance recreation, nearby schools and the extensive natural surroundings of Fish Creek Provincial Park within easy reach. With a pathway and green space directly behind the property, recreation begins right outside your door while the lake lifestyle makes every season a little

more enjoyable.