

72 Sunlake Road SE
Calgary, Alberta

MLS # A2343947



\$750,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Central Vacuum

Beautifully updated and thoughtfully maintained, this Lake Sundance bungalow offers extensive improvements. Major upgrades include Hardie board siding (2026), new 50-year Euroshield shingles (2026), a new furnace (2025), new hot water heater (2024), new washer and dryer (2026), no Poly-B plumbing, and a radon mitigation system. The main level welcomes you with vaulted ceilings in the front living room, creating an airy and inviting first impression. The space flows naturally into the kitchen and dining area, where the kitchen features quartz countertops, a generous island, and a large pantry. The dining area overlooks the backyard and provides the perfect setting for everyday meals or entertaining. The primary retreat features a stylish feature wall, walk-in closet with custom built-ins, and a beautifully appointed ensuite with double vanity. Two additional bedrooms, a full bathroom, and convenient main-floor laundry complete the upper level. The fully developed lower level adds exceptional versatility, with a spacious family room featuring a built-in bar area, bar fridge and wine fridge. A fourth bedroom, full bathroom, fitness room, and dedicated hobby/craft space with custom built-ins provide plenty of room for guests, hobbies, work, or recreation. The utility room offers additional storage along with the home's new furnace and hot water heater. Outside, the corner lot features with composite deck provides space to enjoy the outdoors, while the real bonus is the lifestyle that comes with living in Lake Sundance. Just beyond your doorstep, enjoy access to the private lake and an impressive selection of four-season amenities. Summer days can be spent at the sandy beach and swimming area, on the tennis or pickleball courts, at the playgrounds, or enjoying the walking paths, picnic areas and BBQ huts. There is also basketball, soccer, disc golf, beach volleyball,

fishing and a variety of watercraft available for rent. When winter arrives, the lake transforms into a hub of activity with hockey rinks, a skating loop, pleasure skating, ice fishing, toboggan hills, cross-country skiing and snowshoeing. Welcome to Sundance.