

1515 Sunvista Way SE
Calgary, Alberta

MLS # A2353053

\$789,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Storage Sheds (2), Basement Refrigerator, Freezer, All Storage Room Shelving, All Garage Shelving

Welcome to Lake Sundance! Lovingly maintained by its original owners, this fully developed home offers the space and flexibility a growing family needs. Located across from green space, there's room for the kids to play, enjoy outdoor activities and make memories close to home. The welcoming front veranda and landscaped backyard, complete with mature trees and established perennials create inviting spaces to enjoy every season. Inside, vaulted ceilings and hardwood flooring add warmth and character to the living and dining areas. The kitchen features ample cabinetry and counter space, a breakfast bar and walk-in pantry, with a sunny dining nook overlooking the backyard. The comfortable family room, complete with a wood-burning fireplace and custom built-ins, is the perfect place to unwind together. With multiple living and gathering spaces throughout, there's room for family time, entertaining and everyday life. Upstairs, there are three bedrooms including a spacious Primary Bedroom with private Ensuite featuring a jetted tub and separate shower. The fully developed basement offers even more room to spread out, with a large recreation room, an additional bedroom currently used as a home office, a full bathroom and generous storage. Recent updates include the furnace (2025), air conditioning (2025), plumbing/poly-b removal (2025), carpet (2025), basement updates (2025), paint (2025-26) and rebuilt deck (2026). Enjoy year-round lake privileges and community amenities, along with easy cycling access to Fish Creek Provincial Park and its extensive pathways. A home where a growing family can settle in, spread out and create lasting memories!