



THE
A-TEAM

**RE/MAX
FIRST**

111 SUNLAKE Close, Calgary T2X3H2

MLS® #: **A2120045**

Area: **Sundance**

Listing Date: **04/05/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,205

Year Built:

1992

Low Sqft:

Ttl Sqft:

1,205

Lot Information

Lot Sz Ar:

5,102 sqft

Lot Shape:

DOM

45

Layout

Beds:

2 (1 1)

Baths:

3.0 (3 0)

Style:

Side by Side, Villa

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard, City Lot, Close to Clubhouse, Garden, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Pie Shaped Lot Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central, Exhaust Fan, Fireplace(s), Natural Gas**

Sewer:

Ext Feat: **Barbecue, Garden, Lighting, Misting System, Private Yard**

Construction:

Stucco, Wood Frame

Flooring:

Carpet, Tile, Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Disposal, Electric Range, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Water Softener

Int Feat:

Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	10`5" x 13`8"
3pc Bathroom	Main	5`6" x 6`9"
Kitchen	Main	8`8" x 10`11"
Living Room	Main	11`8" x 21`3"
Walk-In Closet	Main	5`9" x 6`2"
Family Room	Lower	19`2" x 16`8"
Walk-In Closet	Lower	4`5" x 5`1"
Storage	Lower	30`9" x 22`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`2" x 12`1"
Dining Room	Main	8`8" x 11`4"
Nook	Main	8`8" x 7`7"
Bedroom - Primary	Main	10`1" x 23`6"
4pc Ensuite bath	Main	9`1" x 11`3"
Bedroom	Lower	14`11" x 15`5"
3pc Bathroom	Lower	10`2" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d111

9212330

Remarks

Pub Rmks: **Introducing an exceptional opportunity!! A Bungalow Villa boasting access to the highly sought-after Lake Sundance! This home is nestled within the esteemed Sundance Villas community! This remarkable property features 2 bedrooms plus a den, crafted with a meticulously planned layout that radiates warmth and, including a walkout basement for added practicality. On the main floor, discover a convenient laundry room adjacent to the 3 piece bathroom, den and primary bedroom. A luxurious oversized primary ensuite, complete with a spacious walk-in closet and ample storage solutions catering to your every need. Unparalleled care and attention to detail, this property showcases permanent outdoor lighting that accentuates its allure. Exterior Cladding enhancing its exterior charm, and a extensive updates throughout, ensuring contemporary comfort and style. With over 1200 square feet on the main floor alone, coupled with the finished basement, this residence offers abundant space to offer convenience and luxury no matter your preference! A generously sized double attached garage is poised to safeguard your vehicles and belongings, while the homeowners association (HOA) handles snow removal and lawn maintenance, guaranteeing effortless living throughout the year. Don't miss out on this exceptional opportunity! Schedule YOUR showing today to experience the joy of lake living at its finest.**

Inclusions: **Automatic Sprinkler System, Permanent LED outdoor lighting, w/ Remote, Central Vac, Extra Sliders in certain cupboards have been added in the kitchen and one bathroom, Doorbell Camera, Table on Walkout patio, garage controls, Window coverings.**

Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







