



THE
A-TEAM

**RE/MAX
FIRST**

143 SUNVISTA Close, Calgary T2X2T2

MLS®#: **A2142917** Area: **Sundance** Listing **06/20/24** List Price: **\$709,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 28-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,706**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,972 sqft** Ttl Sqft: **1,706**
 Lot Shape:

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Wood** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Central Vacuum,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`5" x 9`1"	2pc Bathroom	Main	8`11" x 4`11"
Hall	Main	9`10" x 7`2"	Foyer	Main	5`6" x 10`1"
Family Room	Main	19`9" x 11`4"	Kitchen	Main	14`10" x 10`4"
Dining Room	Main	20`9" x 8`5"	Living Room	Main	13`11" x 12`11"
Bedroom - Primary	Upper	12`3" x 13`0"	Walk-In Closet	Upper	5`1" x 4`11"
4pc Ensuite bath	Upper	5`1" x 7`9"	Bedroom	Upper	11`10" x 8`3"
Bedroom	Upper	13`3" x 8`10"	4pc Bathroom	Upper	7`10" x 5`4"

Hall
Game Room

Upper
Lower

9`6" x 13`11"
30`10" x 14`3"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

12`7" x 14`7"
20`7" x 13`11"

Title:
Fee Simple
Legal Desc:

8911520

Zoning:
R-C1

Remarks

Pub Rmks:

****5-BED | 2.5 BATHS | FINISHED BASEMENT | LARGE LOT | QUIET STREET | LAKE PRIVILEGES | WALKING DISTANCE TO SCHOOLS**** Welcome to 143 Sunvista Close SE, a charming 2-storey split nestled on a large lot in Sundance. Located on a quiet street, this 5-bedroom home offers over 2,600 sq.ft. of living space, perfect for a growing family. Step inside and discover the inviting openness of vaulted ceilings The main floor welcomes you with a cozy great room and a spacious dining area that flows into a sunlit kitchen overlooking a massive backyard. Imagine quality time with family and friends on the deck, grilling delicious BBQ favourites and enjoying good company. Back inside, there's also a cozy family room with fireplace, and a convenient main floor bedroom ideal for guests or a home office. Upstairs, the spacious primary suite comes with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a main bath complete the upper floor. The basement offers even more space with a large rec area and a fifth bedroom. Modern conveniences include a smart thermostat and a newer hot water tank (2022). Living in Sundance means enjoying exclusive access to Sundance Lake. Here, your family can soak up the sun and enjoy endless fun such as swimming, paddle boating, tennis, pickleball, ice skating, tobogganing, and so much more! Plus, nearby Fish Creek Park offers endless walking and biking paths surrounded by nature. Families will love the convenience of 5 SCHOOLS within the community, covering all grade levels (elementary, junior high, and high school)! With bus stops, shopping centres, dining and other amenities nearby, everything you need is within reach. Easy access to the new ring road and the mountains makes Sundance even more desirable. Don't miss out on this incredible opportunity - book your showing today!

Inclusions:
Property Listed By:

n/a
Ally Realty

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







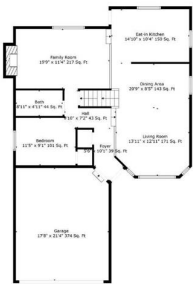






143 Sunvista Close SE Calgary

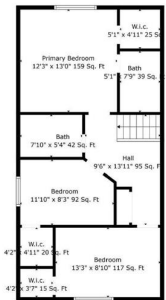
Main Level Area: 1007



Room dimensions and floor areas are considered approximate and are subject to independent verification.

143 Sunvista Close SE Calgary

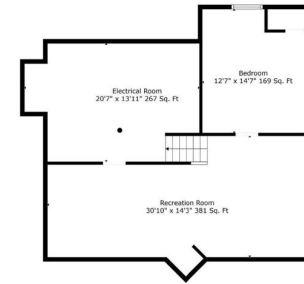
Upper Level Area: 699 Sq. Ft.



Room dimensions and floor areas are considered approximate and are subject to independent verification.

143 Sunvista Close SE Calgary

Basement: 912 Sq. Ft. (625 Sq. Ft. Developed)



Room dimensions and floor areas are considered approximate and are subject to independent verification.