



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1046 SUNCASTLE Drive, Calgary T2X 2X1**

MLS®#: **A2147231**      Area: **Sundance**      Listing **07/05/24**      List Price: **\$769,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$400, 05-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1987**  
Lot Information  
 Lot Sz Ar: **5,660 sqft**  
 Lot Shape: **52 x 110**

Finished Floor Area  
 Abv Sqft: **1,600**  
 Low Sqft:  
 Ttl Sqft: **1,600**

DOM

**73**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Corner Lot,Lake,Front Yard,Landscaped,Level,Many Trees,Treed**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace Insert,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Other**

Kitchen Appl: **Bar Fridge,Dishwasher,ENERGY STAR Qualified Refrigerator,Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Storage**  
 Utilities: **Natural Gas Paid,Phone Available**

Room Information

Room	Level	Dimensions
Bedroom	Main	13`9" x 13`1"
Bedroom	Main	8`11" x 10`1"
Dining Room	Main	9`10" x 13`0"
Kitchen	Main	9`8" x 13`0"
Bedroom	Basement	11`6" x 15`3"
Family Room	Basement	21`3" x 20`11"
3pc Bathroom	Main	8`0" x 7`0"

Room	Level	Dimensions
Bedroom	Main	8`11" x 10`1"
Family Room	Main	12`10" x 15`0"
Living Room	Main	13`2" x 13`0"
Bedroom	Basement	12`6" x 14`7"
Bedroom	Basement	11`10" x 10`0"
4pc Bathroom	Main	7`0" x 5`0"
4pc Bathroom	Basement	7`6" x 6`6"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8610979**

Remarks

Pub Rmks: **Perfect timing to get your self into a newly renovated 6 bed , 3 bath home on a corner lot with lots of parking .You will find an elementary and a junior high school across the road with access to the lake just down the road , Fish Creek Park is just a brisk walk down and around the corner. Major shopping is only 5 minutes down the road . Get your self set up for the new school season . This home , with its high vaulted ceilings and new triple glazed windows shining down on the new hardwood floors are complimented by the new doors and trim accenting the new paint job . The main floor has a generous size master bed with walk in closet and an ensuite with handicap features . an exterior door out to the deck complete this room . there are 2 more bedrooms and a full bath down the hall headed for the over size double garage with a wheel chair ramp . Take a turn down the other hall past the laundry with a soaker tub to the dinning ,living area and through into the kitchen with an island and pantry and looking out past the family room with wood burning fire place with gas log lighter through the new patio doors onto the rear deck . While on the deck , take note of the well constructed fence surrounding the property . The basement will surprise you with the generous size bedrooms and walk in closet . All three beds have three way switch's for your convenience . there is a full bath with linen closet down the hall from the rumpus room leading to the kitchen . The kitchen has a generous amount of cabinets and counter space . There is a refrigerator and a double sink . sorry ! no stove , but there are 4 - 20 amp plugs around the counter .There is sound proofing material in the basement ceiling to give every one a little privacy . This would be a perfect home young family or possibly take on borders .Please come and check it out .**

Inclusions:  
Property Listed By: **none**  
**MaxWell Capital Realty**

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















