

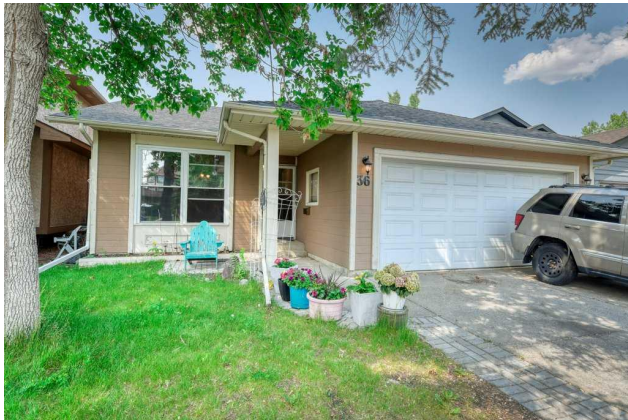


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 SUNVALE Mews, Calgary T2X 2P5**

MLS® #: **A2149055**      Area: **Sundance**      Listing Date: **07/12/24**      List Price: **\$619,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$31k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **5,037 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,234**  
 Low Sqft:  
 Ttl Sqft: **1,234**

DOM

**66**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Level,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None,Private Yard**

Construction: **Composite Siding,Wood Frame,Wood Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 11`3"</b>
<b>Family Room</b>	<b>Lower</b>	<b>20`6" x 14`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>17`10" x 13`11"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`7" x 11`2"</b>
<b>Laundry</b>	<b>Lower</b>	<b>11`2" x 6`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

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Title:	Zoning:
<b>Fee Simple</b>	<b>R-C2</b>
Legal Desc:	<b>8311255</b>

Remarks

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Pub Rmks: **Welcome to this stunning 4-level split home nestled in the coveted community of Lake Sundance. Boasting over 2,000 sq ft of meticulously designed living space, this residence offers the ultimate blend of comfort, style, and functionality for families. Upon entering, you'll be greeted by a bright living room and dining area featuring newer laminate flooring and vaulted ceilings, creating a spacious and inviting atmosphere. The gorgeous white kitchen is a chef's delight, complete with tall cabinetry, a dazzling backsplash, and convenient access to a private deck and patio through sliding doors — perfect for seamless indoor-outdoor entertaining. Upstairs, the laminate flooring continues into three generously sized bedrooms, including a king-size primary suite with double closets and an en-suite bathroom featuring an oversized shower. The third level presents a cozy family room adorned with a fireplace and built-in shelving, alongside a sizable fourth bedroom with double closets and a full 4-piece bathroom, providing ample space and privacy for guests or family members. The lower level offers additional versatility with a large recreation room, a practical laundry area, and abundant storage options, including access to a crawl space for seasonal items. Situated on a tranquil cul-de-sac, this home features a large open yard ideal for outdoor activities and relaxation. Residents of Lake Sundance enjoy exclusive access to a variety of year-round recreational activities, including swimming, fishing, boating, and ice skating, all just steps away from Sundance Lake. Nearby parks, playgrounds, grocery stores, restaurants, and shops ensure convenience and enjoyment for every lifestyle. Families will appreciate the proximity to excellent schools catering from kindergarten to grade 12, as well as easy commuting options via Stoney Trail, McLeod Trail, and Deerfoot Trail. For those seeking an exceptional lifestyle in Calgary, this home truly offers the best of both worlds. Don't miss the opportunity to make this your home. Call today to schedule your private viewing and experience all that this remarkable property has to offer!**

Inclusions: **2nd Fridge**  
Property Listed By: **RE/MAX Landan Real Estate**

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