



THE
A-TEAM

**RE/MAX
FIRST**

77 SUNVALE Crescent, Calgary T2X 2R9

MLS®#: **A2159403** Area: **Sundance** Listing Date: **08/21/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **2,787 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,174**
 Low Sqft:
 Ttl Sqft: **1,174**

DOM
29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Bar,Central Vacuum,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	13`2" x 10`10"
Living Room	Main	14`1" x 18`3"	4pc Bathroom	Upper	
Bedroom	Upper	9`10" x 11`1"	Bedroom	Upper	8`10" x 10`4"
Bedroom - Primary	Upper	14`1" x 11`2"	3pc Bathroom	Basement	
Game Room	Basement	12`8" x 10`5"	Storage	Basement	8`3" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8211384

Zoning:
R-C2

Remarks

Pub Rmks: **OPEN HOUSE August 24th 1-3pm. Discover the perfect blend of comfort and convenience in this stunning Sundance home with LAKE ACCESS! This is home is perfect for a first-time home buyer, a young family or someone looking to downsize. Boasting 3 bedrooms and 2.5 bathrooms, this residence offers ample space for your family. The three upstairs bedrooms provide a cozy retreat for everyone. Enjoy the abundant natural light that floods through the large windows, creating a warm and inviting atmosphere throughout the home. The fully developed basement features a wet bar, ideal for entertaining guests or enjoying a quiet evening at home. Step outside to a beautifully landscaped yard designed for low maintenance, allowing you to relax and enjoy your surroundings. With lake access, you'll have endless opportunities for recreation and relaxation. The home is conveniently located near numerous shopping centres and highly-rated schools, making daily errands and school runs a breeze. The oversized heated double garage, built in 2018, provides plenty of room for your vehicles and storage needs. Don't miss this incredible opportunity to own a piece of Sundance paradise!**

Inclusions: **T.V. mounts and shelf, Extra dishwasher, refrigerator, and beer tap(not hooked up)**
Property Listed By: **RE/MAX First**

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