



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 SUNLAKE Circle, Calgary T2X 3J1**

MLS® #: **A2161902**      Area: **Sundance**      Listing Date: **09/04/24**      List Price: **\$763,333**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **5,455 sqft**  
 Lot Shape: **Pie shaped lot with house facing west-south-west 33.7' front, 130.5' deep north property line, 105' deep south property line, 70' east back lane line.**

DOM

**14**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Dog Run Fenced In,Few Trees,Lake,Front Yard,Lawn,Landscaped,Level,Street Lighting,Pie Shaped Lot,Treed**

Park Feat:

**Additional Parking,Alley Access,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,On Street,Parking Pad,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Fireplace Insert,Forced Air,Natural Gas**  
 Sewer: **BBQ gas line,Dog Run,Other,Rain Gutters**  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Construction: **Brick,Concrete,Mixed,Stucco,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 10`6"	Dining Room	Main	13`0" x 10`0"
Kitchen With Eating Area	Main	13`0" x 16`6"	Family Room	Main	18`11" x 12`6"
Bedroom	Main	9`11" x 10`0"	3pc Bathroom	Main	5`10" x 5`4"
Bedroom - Primary	Second	12`8" x 13`6"	3pc Ensuite bath	Second	6`0" x 7`10"
4pc Bathroom	Second	5`0" x 7`11"	Bedroom	Second	9`4" x 11`3"

**Bedroom  
Game Room**

**Second  
Basement**

**9`4" x 12`5"  
32`0" x 11`6"**

**Bedroom  
3pc Ensuite bath**  
Legal/Tax/Financial

**Basement  
Basement**

**12`0" x 11`0"  
6`3" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**931 2496**

Zoning:  
**SR Residential - Cont**

Remarks

Pub Rmks:

**Great-family area! , walk to schools, walk to Sundance lake, bike paths...I believe that somebody wants a-lot that is large enough to hold 2 RVs, a triple rear lane access garage or mini home above the garage, all possible .... Recent Renovation of new, QUARTZ COUNTERTOPS & ENLARGE ISLAND, Baseboards, trim painted to White & 4th bathroom in the basement completed as 5th bedroom ensuite . 80 Sunlake Circle is a HUGE PIE lot, QUIET LOCATION, fabulous neighbours and a green space 2 doors away, PLENTY of STREET PARKING ( in front of PARK). Spacious living/dinning room combination with HIGH vaulted ceiling. Plenty of closet space at front & separate garage entrance to home. The kitchen has newer appliances (2022), ( matching) and has both an island and eating nook. The kitchen island, nook & family room look out to the oversized yard for Sundance. Huge RV parking with electric plug in(36' 5th wheel RV trailer & Truck fit inside the lane gate). 2 laneway gates. with plenty of room left to play & enjoy the huge yard. The deck is equipped with natural gas fittings for patio heater and bbq. Completing the main level is a 4th bedroom/office with closet, 3 pce bathroom and attached garage entry. Option for multiple generational living with main floor bedroom/bathroom. Upstairs boasts a large master with 3 piece ensuite, a walk in closet. Upper 4 pce bathroom with jetted tub & shower. A large linen closet outside of the second floor bathroom could be a converted to a 2nd laundry; The 3 upper bedrooms are a great size to have double/QUEEN beds and Plenty of furniture in the primary/master bedroom. 4th bedroom & full bath on the main floor. The developed basement with new carpet offers a large recreation/ movie/games room, 5th bedroom ( with egress window), high ceilings, NEW 5th bedroom ENSUITE constructed now! A large storage/ Mechanical room. The high ceilings adds versatility for future development. Poly B water piping completely replaced April 2024, \$8000-\$18000 value, (potential trouble for house insurance if not done). Newer furnace (Oct 2022), Hot water tank (2017),and vinyl plank flooring top 2 levels (Oct. 2022). Metal clad triple pane argon filled windows throughout (2019), Shingles replaced (2011) Lake Sundance is close to all amenities (from health care to movies, ring road Freeway 201) and within walking distance to schools from kindergarten to grade 12. A French immersion school is located in Lake Sundance. Play parks within walking distance, easy access to bike paths and Fish Creek Park. Immediate possession available...get in on the summer lake fishing, paddle boarding, Beach fun! winter ice skating , outdoor rinks. voted one of Calgary's best communities.... vaccum system "as is"**

Inclusions:  
Property Listed By:

**Real Estate Professionals Inc.**

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











**REM**  
REAL ESTATE

**80 Sunlake Cir SE, Calgary, AB**  
Marketing: The Sunlake Home 2024

**Address:** 80 Sunlake Cir SE, Calgary, AB T2K 3J2  
**Property Type:** Detached  
**Builder:** REL KREBS  
**Builder:** REAL ESTATE PROFESSIONALS INC  
**Main Floor:** 1,126.89 sq/ft (104.86 m<sup>2</sup>)  
**Second Floor:** 715.23 sq/ft (66.33 m<sup>2</sup>)  
**Basement:** 501.26 sq/ft (46.41 m<sup>2</sup>)  
**Garage:** 375.14 (34.64 m<sup>2</sup>)  
**RECA RMS:** 1,866.32 (172.93 m<sup>2</sup>)  
 SA-RECA220161

Disclaimer: This is a conceptual floor plan. It is not intended to be used as a contract. The actual floor plan may vary from the conceptual floor plan. The actual floor plan will be provided to the buyer upon completion of the purchase. The actual floor plan will be provided to the buyer upon completion of the purchase. The actual floor plan will be provided to the buyer upon completion of the purchase.

ALBERTA LAND SURVEYOR'S REAL PROPERTY





