



THE
A-TEAM

**RE/MAX
FIRST**

38 SUNHURST Crescent, Calgary T2X 1T6

MLS®#: **A2163324**

Area: **Sundance**

Listing Date: **09/12/24**

List Price: **\$499,999**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,215

Year Built:

1981

Low Sqft:

Ttl Sqft:

1,215

Lot Information

Lot Sz Ar:

2,594 sqft

Lot Shape:

DOM

7

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Level,Rectangular Lot

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick,Composite Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	19`2" x 8`10"	Living Room	Main	11`5" x 19`3"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	11`2" x 13`1"
Bedroom	Second	11`9" x 9`8"	Bedroom	Second	9`10" x 8`10"
4pc Bathroom	Second	0`0" x 0`0"	Living Room	Basement	14`6" x 14`9"
Storage	Basement	13`4" x 18`8"			

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **8011472**

Remarks

Pub Rmks: **Beautifully updated & also affordable home in the heart of Lake Sundance. Just steps away from the lake and Father James Whelihan School this is the perfect place to call home. As you enter, you'll love the newer laminate floors, the custom wood front closet and modern white kitchen. Good sized eating area, lots of countertop space and gorgeous Stainless Steel appliances. The back of the home is a great place to settle down in and watch TV or read a good book. The recently added fireplace makes all the difference for setting the mood. Take the patio doors out to your backyard that has a nice deck and a new fence. The upstairs has newer thick lush carpet and has 3 bedrooms and a full 4 pce bath. The bathroom is super cool with trendy wall paper and nice tile flooring. The downstairs is home to another family room and also the laundry area complete with storage. No Poly B to worry about in this home which is a bonus. Sundance is a family community that has the schools and private lake that you want for you and your family. Fish Creek park is so close and can be used all year round. Don't wait on this one as it won't last long!**

Inclusions: **Shed in backyard**
Property Listed By: **RE/MAX Landan Real Estate**

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







