



THE
A-TEAM

**RE/MAX
FIRST**

80 SUNCASTLE Crescent, Calgary T2X2W7

MLS®#: **A2183336**

Area: **Sundance**

Listing Date: **12/16/24**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Lot Information

Lot Sz Ar: **6,426 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,609**
Low Sqft:
Ttl Sqft: **1,609**

DOM

5
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Corner Lot,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`1" x 8`11"
Family Room	Main	17`0" x 11`10"
Kitchen	Main	12`3" x 10`2"
Entrance	Main	8`11" x 4`11"
Bedroom	Main	9`11" x 10`0"
Bedroom - Primary	Main	12`11" x 11`1"
Family Room	Basement	15`10" x 10`10"

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 6`6"
Nook	Main	12`3" x 7`7"
Living Room	Main	14`1" x 11`11"
Laundry	Main	6`8" x 5`6"
Bedroom	Main	9`11" x 10`0"
4pc Ensuite bath	Main	10`9" x 5`0"
Game Room	Basement	15`1" x 11`2"

Storage
Bedroom
Flex Space

Basement
Basement
Basement

16`8" x 7`5"
17`9" x 12`9"
11`10" x 6`8"

Walk-In Closet
4pc Bathroom
Bedroom

Basement
Basement
Basement

12`9" x 6`8"
11`1" x 5`8"
15`11" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

8610979

Remarks

Pub Rmks: **Welcome to this stunning, meticulously maintained bungalow. Located on one of the most sought-after streets in the desirable community of Lake Sundance, this home is perfectly positioned backing onto an elementary school and just steps away from the junior high school. Sundance Lake offers an array of community facilities, including fishing, boating, skating, and tennis, providing endless recreational opportunities for families. Boasting 5 spacious bedrooms and 3 full bathrooms, this home is ideal for growing families or those who love to entertain. The bright, open-concept kitchen features a generous eat-in nook that flows into the backyard - perfect for family gatherings or outdoor meals. The light-filled office/den is an inviting space, complete with a cozy fireplace, providing a peaceful retreat to work or unwind. The master suite offers a serene escape, with direct access to a large cedar deck overlooking lush, mature trees - the perfect spot to relax and enjoy nature. The fully finished lower level offers even more space with two large bedrooms/hobby rooms, a spacious recreation room with another gas fireplace, and a full bathroom, providing plenty of room for guests or leisure activities. This home has been thoughtfully upgraded, including a new furnace and hot water tank (2023), freshly painted interior (2023), a roof replacement (2019), and air conditioner (2020). With all these modern touches, this bungalow is move-in ready. Conveniently located near Fish Creek Park, shopping, golf courses, transit, and a wide variety of amenities, this home offers the perfect blend of comfort, style, and location. Don't miss out on this fantastic opportunity to own a well-appointed bungalow in the heart of Sundance!**

Inclusions:
Property Listed By: **N/A
Homecare Realty Ltd.**

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











