



4pc Bathroom  
Furnace/Utility Room  
3pc Ensuite bath

Basement  
Basement  
Upper

13`5" x 30`2"  
34`9" x 26`3"  
24`7" x 13`6"

Laundry  
Bedroom

Basement  
Basement

30`2" x 26`11"  
44`11" x 46`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

8311255

Zoning:  
R-CG

Remarks

Pub Rmks:

Welcome to this exceptional 2-storey home with a **LEGAL BASEMENT SUITE**, offering a total of 2,456.8 sq. ft. of finished living space in the sought-after lake community of Sundance! This home is ideal for families and investors alike, featuring a legally suited basement with its own separate entrance, washer & dryer, fridge, and stove, making it move-in ready for tenants. The current owner has previously rented the suite for \$1,400/month and even added a dedicated tenant parking spot in the back for added convenience. Step inside to an open and inviting main floor, where a spacious kitchen is complemented by a gas stove—perfect for cooking enthusiasts. Upstairs, the primary suite offers a private 3-piece ensuite, while two additional generous-sized bedrooms share a 4-piece bathroom. For ultimate convenience, this home features two laundry areas—one upstairs and one in the basement—ideal for families and rental privacy. Enjoy the west-facing backyard, a sunny retreat complete with a hot tub for relaxation. The fence gate allows for RV parking, offering flexibility for recreational vehicles. Additional highlights include triple-pane windows, two furnaces (one exclusively for the basement with its own thermostat), and a high-efficiency gas dryer to help manage utility costs. A new roof (2018) and updated water heater (2015) provide extra peace of mind. This prime location is just steps away from top-rated schools, including French immersion and Catholic options within a 2-4 minute walk, plus Fish Creek High School nearby. South Health Campus is only 4 minutes away, and Shawnessy Shopping Complex is a 5-minute drive. Nestled in a quiet cul-de-sac, this home offers both tranquility and convenience in a vibrant community with private lake access, schools, shopping, and more! Don't miss this fantastic opportunity to own a home with built-in rental income and incredible amenities! Schedule your viewing today!

Inclusions:  
Property Listed By:

Hot Tub  
eXp Realty

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





















