



THE
A-TEAM

**RE/MAX
FIRST**

179 SUNLAKE Way, Calgary T2X 3H4

MLS®#: **A2196951** Area: **Sundance** Listing **02/25/25** List Price: **\$675,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **1993** Abv Sqft: **1,412**
Low Sqft:
Lot Sz Ar: **5,500 sqft** Ttl Sqft: **1,412**
Lot Shape:

DOM

39
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Linoleum**
Sewer: Ext Feat: **None** Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer**
Int Feat: **High Ceilings,Jetted Tub,Laminate Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`0" x 13`0"	Bedroom - Primary	Main	13`5" x 15`1"
4pc Ensuite bath	Main	9`10" x 10`1"	4pc Bathroom	Main	4`11" x 7`10"
Kitchen	Main	11`3" x 19`1"	Bedroom	Main	9`11" x 9`6"
Laundry	Main	9`11" x 5`6"	Dining Room	Main	11`4" x 10`9"
Foyer	Main	12`10" x 9`0"	Den	Basement	12`10" x 9`0"
Bedroom	Basement	14`2" x 9`0"	4pc Bathroom	Basement	9`4" x 9`6"
Game Room	Basement	27`11" x 26`4"	Den	Basement	11`7" x 11`4"

Furnace/Utility Room

Basement

9`5" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9312062

Zoning:
R-CG

Remarks

Pub Rmks:

This spacious bungalow in the highly sought-after community of Sundance offers 2,700 sq. ft. of developed living space across two levels and is situated on a large corner lot with a sunny south-facing backyard. The main floor boasts soaring vaulted ceilings and a bright, open layout, featuring a dining room that flows into a well-maintained kitchen with timeless white cabinetry, ample counter and cabinet space, and access to the deck and backyard. Adjacent to the kitchen is a cozy breakfast nook with a built-in hutch. The vaulted primary bedroom includes a walk-in closet and a 4-piece ensuite, while a second bedroom is just steps away with a 4-piece bathroom conveniently located across the hall. A laundry room completes this level for added convenience. The finished basement provides additional living space with a large family room, two more bedrooms, a 4-piece bathroom, two hobby rooms, and plenty of storage. The buyer must assume the current tenant until October 1st, who are absolutely fantastic, long-standing model tenants, and who would love to remain. Situated away from heavy traffic, this home offers easy access to major roads, transit, shopping, parks, schools, and miles of pathways through Fish Creek Park, along with year-round activities at Lake Sundance. Don't miss this incredible opportunity to make this home your own!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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







