

# \$719,900 - 18 Sunlake Way Se, Calgary

MLS® #A2226511

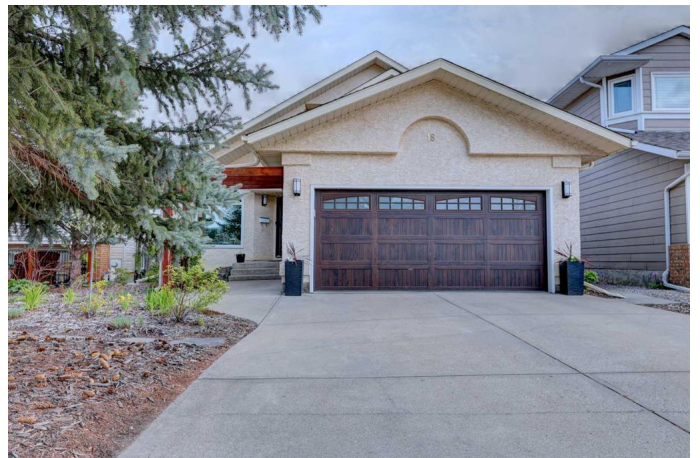
**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,700 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to the fabulous lake community of Sundance. This home is situated only steps away to Lake Sundance with all it's wonderful amenities for your family to enjoy; and minutes away to Fish Creek Park with it's extensive network of walking and cycling pathways. This well established community has the prefect mix of activity for you and your family to enjoy year round. The home itself has been meticulously maintained inside and out. There is a total of four generous sized bedrooms and a fully developed basement. All the bedrooms have Smart dimmable switches and all bathrooms have been fully updated; there is also double closets in the primary bedroom. The cork flooring in the basement is a prefect combination to retaining warmth and sound insulation. Triple pane windows and doors have been installed over the years to give you added comfort. The garage door is also new with WIFI connectivity. As you enter the house notice the high vaulted ceiling in the formal living room combined with a generous size dining area. There is also a huge family room with a cozy fireplace; great for intimate family gatherings. Along with a fully developed basement you will find a generous size recreation room to do as you please and plenty of storage. The fourth bedroom on this level is a great addition if you have a guest staying with you and you have the convenience of a full bathroom with a wonderful soaker tub. Some of the other improvements include central air conditioning



for year round comfort, newer high efficiency furnace and hot water tank, water softener and humidifier and a high capacity washer and dryer. In the kitchen there is a newer refrigerator with filtered water and ice maker along with a fabulous induction range. Off the breakfast nook you will walk out onto a south facing spacious deck and built-in seating in the garden area for your fire pit; this overlooks a wonderful garden. Enjoy the professionally installed landscaping with a variety of perennials, and fruit trees and bushes. You are coming into a very vibrant community full of activity year round. Close to schools: K-9 Catholic,K-6 French Immersion, and K-12 Public schools, easy access to shopping in Shawnessy and medical offices, and easy access in and out of the community; come and book an appointment to view this wonderful home.

Built in 1990

**Essential Information**

MLS® #	A2226511
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	18 Sunlake Way Se
Subdivision	Sundance

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3E3

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Recessed Lighting, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.