

44 Sunhurst Place SE
Calgary, Alberta

MLS # A2166587



\$582,900

Division:	Sundance		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,100 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: BBQ

Welcome to Lake Sundance! Enjoy swimming, boating, fishing, and sport courts during the Summer and skating during the Winter. They even have a 6 hole disc golf course! All levels of schooling are within the community. Located in a quiet cul de sac on a pie lot, this well kept 3 level split has been lovingly cared for. The main level boasts newer laminate flooring and a large living room with a wood burning fireplace. The bright kitchen has lots of counter and cabinet space. Upstairs, you will find three spacious bedrooms and two renovated bathrooms. Need more space? The 3rd level has big windows and brand new flooring in the massive rec room. Almost every window has been replaced and the home has a newer high efficiency furnace and hot water tank. The home has great curb appeal and you will love coming home to this wonderful house. Do not miss it!