

1435 Sunwood Road SE
Calgary, Alberta

MLS # A2230316



\$825,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: Storage Shed, Mirror in Dining Room, Gazebo

Great 3 bedroom 2 storey located on a great street close to schools in the desirable lake community of Sundance. Nice tile 2 storey entrance invites you into this home. Large and bright living room has vaulted ceilings. Formal dining room is just off the kitchen. Great working kitchen has lots of oak cabinetry, loads of work space, island, large pantry and eating area. Large family room has built ins around the fireplace. Main floor office, 2 piece bath and large laundry room complete the main floor. Main and upper floors have laminate flooring, except family room. Upstairs you have 3 generous size bedrooms with the master having a walkin closet and a 5 piece ensuite. Downstairs is full developed with a large family room, bar area, bedroom, hobby room 3 piece bathroom and a large storage room. The double attached garage is oversized. Beautifully landscaped yard has lots of room for the kids to run and play in and a large deck and patio area as well!! Many updates include main floor furnace in 2023, Hot water tank in 2020, deck and patio in 2021 and roof in 2014.