

164 Sun Valley Drive SE
Calgary, Alberta

MLS # A2307742



\$739,995

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Garden, Landscaped, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Hanging Plants in Sunroom (Negotiable), Stand in Power Room , Light Fixtures, Stand in 4 piece bathroom

Welcome to 164 Sun Valley Drive! Proudly maintained by long-time owners for nearly 30 years, this home is now ready for its next chapter and for new owners to enjoy everything the sought-after community of Sundance has to offer. The location of this home is truly exceptional. Rarely do homes come to market that are just steps away from Fish Creek Provincial Park, allowing you to enjoy nature, trails and outdoor recreation right outside your doorstep year-round. Start your day with a morning walk and end it with a sunset stroll, this is everyday living at its BEST. Inside, you're welcomed by a formal foyer that opens into an impressive living and dining area highlighted by vaulted ceilings, plenty of windows and rich hardwood flooring. The kitchen is filled with natural light from the SOUTH FACING BACKYARD! The kitchen features a gas stove, generous cabinetry and a spacious pantry with elegant French doors. Just off the kitchen, the SUNROOM provides the perfect setting for morning coffee or evening relaxation where you can enjoy the best of indoor/outdoor living. A second living room off the kitchen features one of the home's FOUR FIREPLACES, this is the perfect place to cozy up for those nights in. This main floor is completed by a double attached garage, a mudroom with built-in cabinets and a powder room. Upstairs, the spacious primary retreat is privately positioned at the back of the home, featuring large windows and a 4-piece ensuite. Two additional bedrooms offer excellent space and comfort, complemented by an updated 4-piece main bathroom. The fully finished basement expands your living space with a large recreation area, a fourth bedroom, and an additional 3-piece bathroom which is ideal for guests, teenagers or a home office setup. Living in Sundance means having easy access to Deerfoot Trail and

Stoney Trail for easy commutes and access to all major amenities. Sundance offers city convenience, with the charm of outdoor recreation throughout your community. The streets are lined with mature trees, leading you to nearby parks, schools, Fish Creek trails and SUNDANCE LAKE! The lake is truly the heart of the community, offering exclusive year-round recreation including swimming, skating, fishing and paddle boarding along with beach areas and fire pits perfect for summer evenings with family and friends. In winter, the community remains active with skating, hockey, walking paths and access to the community centre for events and gatherings. One of Sundance’s greatest lifestyle advantages is its proximity to Fish Creek Provincial Park, offering endless opportunities for hiking, cycling, birdwatching, and peaceful walks through one of Canada’s largest urban parks. This home presents an excellent opportunity for first-time buyers, families looking to upsize into a prime location or renovators seeking a solid home with incredible potential. Homes in this location rarely come available, don't wait. Call today to book your private viewing!