

3 Sunlake Close SE Calgary, Alberta

MLS # A2177873



\$525,000

Division:	Sundance		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,194 sq.ft.	Age:	1993 (31 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Welcome to Sundance Villas a NON CONDO development complex. Location is very desirable with a large yard, backing onto a quiet street. This complex is one of the most sought-after lake communities of Sundance. Only 38 units in this well-managed community where the landscaping and snow removal are taken care of by the homeowners association. The main floor features an open and bright floor plan with a living room, dining room, a den that can be used as a second bedroom and a main floor laundry. The new laminate floors and freshly painted main floor is ready to move in. A door from the eating area leads to a large sunny private deck. Large master bathroom walk-in closet and a 5-piece ensuite. A short stroll to gorgeous Lake Sundance with many amenities. Nothing to do here but move in and enjoy!! The Sundance Villas Homeowners Association HOA fee approx. \$132.75 per month, Lake Sundance Fee is approx. \$300.00 once a year