

# \$749,900 - 305 Sunvale Drive Se, Calgary

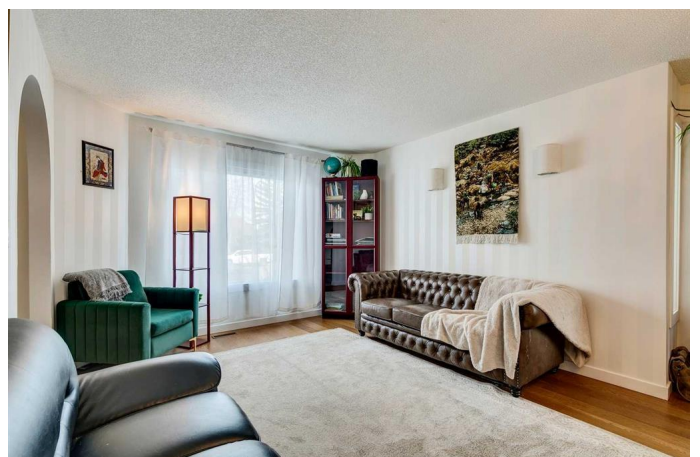
MLS® #A2202896

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,139 sqft  
Residential on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to your dream home! Nestled in a picturesque lake community of Sundance, this generous 2,138 square foot property is the perfect blend of modern elegance and cozy charm. With 5 spacious bedrooms and 4 bathrooms, this meticulously maintained residence offers ample space for families of all sizes, making it an ideal sanctuary for creating lasting memories. The heart of this home showcases a modernized kitchen, perfect for culinary enthusiasts and family gatherings. Whether you're hosting dinner parties or preparing everyday meals, this space is sure to inspire your culinary adventures. The convenient main floor laundry room makes daily chores a breeze, allowing you more time to enjoy life's pleasures. Stay cool in the summer and cozy in the winter with central air conditioning and a gas fireplace that beckons you to unwind after a long day. The fully developed basement provides additional living space, ideal for a home theater, recreation room, or guest accommodation. Step outside to your beautifully landscaped yard, where a new backyard deck awaits, ideal for summer barbecues and evenings under the stars. The storage shed provides additional space for all your gardening tools and outdoor essentials. The attached 2-car garage with a new garage door and central vacuum system add practical touches to this stunning residence. Recent upgrades demonstrate the owners' commitment to quality, including NEWER windows that flood the space with natural light,



NEW roofing ensuring peace of mind, and fresh exterior paint that enhances curb appeal. One of this property's starring features is its coveted lake access, offering countless opportunities for year-round recreation and relaxation. The community's family-friendly atmosphere is enhanced by its proximity to excellent schools, including Sundance School, Fish Creek School, and Midsun School. The Sundance neighborhood delivers the perfect blend of suburban tranquility and urban convenience, with easy access to shopping, parks, and transportation. This thoughtfully updated home, with its blend of modern amenities and timeless appeal, presents an exceptional opportunity for those seeking a spacious family residence in one of Calgary's most desirable communities.

Built in 1989

### **Essential Information**

MLS® #	A2202896
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,139
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	305 Sunvale Drive Se
Subdivision	Sundance
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 3B8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Granite Counters, Jetted Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Lane, City Lot, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	24
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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,,ç. 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.