

**19 Sunlake Gardens SE**  
**Calgary, Alberta**

**MLS # A2277645**



# \$529,000

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Oversized, Single Garage Attached, Titled		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** N/A

OPEN HOUSE JAN 10TH 12-2PM. Welcome to this beautifully updated, move-in-ready townhome in one of the best locations within the complex. Offering 3 bedrooms and 2 bathrooms, this bright and spacious home features two private decks, including one with direct access to the beautifully landscaped courtyard&mdash;one of only a few units with this rare feature. The renovated kitchen showcases granite countertops, modern appliances, and updated finishes, opening to a large living and dining area ideal for everyday living and entertaining. The main level features laminate flooring, while the lower level offers durable vinyl flooring and a cozy fireplace. Recent upgrades include a new furnace, A/C, motorized living-room blinds, and a renovated bathroom. Parking is convenient with a single attached garage plus driveway. Located in the desirable lake community of Sundance, enjoy year-round lake access and close proximity to Fish Creek Park, schools, and amenities. A fantastic opportunity to own a stylish, well-maintained home with a truly unique outdoor feature.