

**65 Sunlake Road SE
Calgary, Alberta**

MLS # A2282444



\$830,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Meticulously reimagined home, not built for resale but rather for enjoyment, where craftsmanship, design, and lifestyle come together without compromise! Completely overhauled by long term owner and skilled craftsman, this home showcases custom woodwork throughout and a level of finish rarely found. Every upgrade has been thoughtfully designed to look incredible, function flawlessly, and ultimately elevates the property to a spec not often offered on the market. Entering the main level, you'll notice engineered hardwood flooring, generous 9 foot ceilings, custom wainscoting, and a panelled transitional archway adding warmth and architectural character, while the many upgraded Pella windows flood the upper levels with natural light. The incredible kitchen features quarter sawn white oak cabinetry, leather finished granite countertops, and an oversized island anchoring the space. Extensive pull outs, a secondary prep sink, Sonoma tile backsplash, and high end stainless steel appliances complete with built in wall oven and cooktop make the space as functional as it is striking. Completely open to the large dining area or family room, this area of the home offers room for the entire family to gather next to the warmth of a wood burning fireplace highlighted by the custom distressed mantle. Just off of the kitchen, indoor and outdoor living connect seamlessly through the covered back deck, overlooking the yard, complete with built in seating ideal for entertaining or quiet evenings at home. Heading up the fully customized stairwell brings you to the spacious primary retreat where behind the barn door you will find a walk in closet located next to the designer ensuite showcasing a tiled shower, intricate penny tile detailing, bespoke vanity and medicine cabinet, custom built for the space. This level of the home is well rounded with 2

additional bedrooms and full bath done to the same spec as the primary ensuite! The fully finished basement adds flexibility with a large 4th bedroom, full bathroom, a generous family room and loads of storage space! Mechanically this property functions every bit as good as it looks with a new hot water tank, updated furnace and A/C for the warm summer months! Exterior details make an immediate impression with high end cedar shake accents, an extended front porch with tongue and groove soffits, and an upgraded garage door to match the home's character detailing. In the summer months the beauty of the back yard can't be overstated with mature trees, beautiful gardens and intentional seating areas accommodating both the entertainer or the introvert alike, offering privacy and a quiet space to unwind. Located in the sought after lake community of Sundance, residents enjoy exclusive access to year round lake amenities, excellent schooling options within the community and are a short bike ride from Fish Creek Park! This is a home offers a rare opportunity to own something truly special in an established Lake community! Call Today!