

# \$670,000 - 47 Sunbank Place Se, Calgary

MLS® #A2224180

**\$670,000**

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.13 Acres

Sundance, Calgary, Alberta

**\*\*\*PRICE REDUCED\*\*\*** Envision your family making lasting memories in this stunning, fully renovated 3-level split, nestled on a huge pie-shaped lot in a quiet cul-de-sac within the highly desirable Lake Sundance community. The main level features an impressive modern kitchen with a full wall of cabinetry, quartz countertops, a central island with breakfast bar and stainless steel appliances. The adjacent dining room provides a charming backdrop for meals as you look out onto the endearing front porch. Opposite the kitchen, the expansive living room boasts a stylish panel feature wall, a cozy wood-burning fireplace and a large front window overlooking the beautiful apple tree in the mature front yard. Upstairs, you'll find a spacious master bedroom with its own 2-piece ensuite, along with two additional bedrooms and a shared 4-piece bathroom, ideal for families. The lower level is thoughtfully finished with a bedroom featuring elegant French doors, a 3-piece bathroom and a versatile recreation room that could easily serve as a fourth bedroom, office or home gym. Enjoy laminate flooring throughout, some newer windows, sleek black hardware and designer light fixtures that add a stylish, cohesive touch across all levels. This home doesn't just offer stunning living spaces, it also includes a spacious crawl space perfect for storage ideal for seasonal items, storage bins, tools, and so much more. Stepping outside into the private, oversized backyard, you'll see for yourself how easy it is to materialize



your ideal way of unwinding. Whether it's entertaining guests, growing your own mini organic garden, or building your dream garage, the space is teeming with potential. Not to mention, with the wrap-around deck and pie-shaped lot, the possibilities truly are endless. Located in Sundance, one of Calgary's most sought-after lake communities, you'll enjoy exclusive access to Sundance Lake, offering swimming, boating, fishing, and skating. The community also features a clubhouse, beach volleyball courts, picnic areas and year-round events and programs for families. Schools for all grade levels are nearby, along with shopping, dining and excellent transit access. This is the perfect blend of modern living, outdoor space and unbeatable community lifestyle. Don't miss your chance to own a beautifully upgraded home in a premiere lake community.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224180      |
| Price          | \$670,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,082         |
| Acres          | 0.13          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 47 Sunbank Place Se |
| Subdivision | Sundance            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X 1W8 |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area |
| Parking Spaces | 1                                          |
| Parking        | Off Street, Rear Drive, Stall              |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                           |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Pie Shaped Lot  |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |
| Zoning         | R-CG           |
| HOA Fees       | 299            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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„¢. The trademarks MLS® , Multiple Listing Service® 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.