



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

## 5 Sunvista Crescent SE Calgary, Alberta

MLS # A2248356



# \$719,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Wood

**Water:** Public

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Composite Siding, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters

**Inclusions:** n/a

Desirable Lake Sundance updated 4 level split in an area that the neighbours look after their properties. West backyard with a deck off of the kitchen that looks over the treed yard. This 4-level split is the great layout with over 2075 sq. ft. of tasteful living. When you walk into the spacious foyer you see the vaulted ceilings on the main with a Dry Pac stone feature wall and gorgeous Hardwood floors. A great kitchen with quartz counters and Stainless-steel appliances, upgraded cabinets, large island with Pendant lighting, tile floors and access to the back yard. The upper level has 3 bedrooms, with a large master bedroom with double closets and 2 gorgeous bathrooms. The third level has a spacious family room with a wood burning brick fireplace. There is also a fourth bedroom and an updated 3 piece bath. Lower level has a laundry with cabinets and a laundry sink, utility area and a rec room. Air-Conditioned, Neutral colours throughout, mint condition, mostly updated windows, Hardy board siding, only one neighbour and a double attached garage. Great Lake community, lots of schools with all levels of schools, Fish Creek Park and easy access to Stoney Trail.