

130 Sunset Place SE
Calgary, Alberta

MLS # A2191322



\$859,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,668 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

This lovely 5-bedroom, lake community home has everything a busy family could need! With a warm and welcoming style and lots of well-designed living space, there is a lot to love about this property. You'll immediately notice the abundance of natural light throughout the main level of the home (and beyond). Rich hardwood floors throughout the front foyer, kitchen and its adjacent seating area deliver a classic elegance. Off the main foyer, you'll find a spacious home office — perfect for those work from home days. The kitchen and adjacent seating area are the heart of the home. Catch up with your family and share the best parts of your day in front to the cozy stone fireplace, flanked by stunning floor to ceiling built-ins. This space and the rest of the kitchen area are also fantastic for entertaining and visiting with extended family and friends! You'll love cooking your favourite recipes in the spacious kitchen — there's excellent storage, a large pantry and a ton of counter space. Beautiful design elements like granite countertops, stainless steel appliances including a Sub-Zero refrigerator, classic white cabinetry and contemporary light fixtures are wonderful examples of how this home offers top-notch form AND functionality! Just beyond the kitchen's bright and airy breakfast nook is the door to your backyard. An expansive deck with plenty of space for a barbeque and seating means this outdoor space is ideal for making the most of long summer days. The main level of this home also boasts a more formal dining space for special occasions and a tranquil living room — great for catching up with friends or relaxing with a good book. You'll also love the day-to day convenience of the main floor powder room and laundry room — which is also the access point to your attached two car garage. Up the elegant,

curved staircase you'll find the first of 4 bedrooms. In addition to a standard sized closet, this large room has a special custom full-wall closet and a built-in desk (making homework a breeze!). The two other bedrooms also have built-in desks, soft natural light and ample closet space. A stylish washroom with a shower makes it easy for the kids to get ready for school! The primary bedroom is a tranquil space to relax, rest and recharge.. You'll appreciate the ensuite's deep jacuzzi tub, a separate shower, private water closet and a large vanity – everything you need to feel and look your best! The lower level of the house is definitely the family fun zone. Set up a home theatre for family movie nights or watching the big game. A section of this open concept space is ready for the addition of a pool table or board game/card table. In addition to all the amazing things this home has to offer, the location can't be beat! You can easily walk or bike to the beach, playgrounds, schools and trails of Fish Creek Provincial Park. It doesn't get better than this as far as family homes go – book your viewing today and see why this home would be a fantastic fit for your family!