

# \$649,900 - 144 Sunvista Close Se, Calgary

MLS® #A2229079

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,979 sqft  
Residential on 0.12 Acres

Sundance, Calgary, Alberta

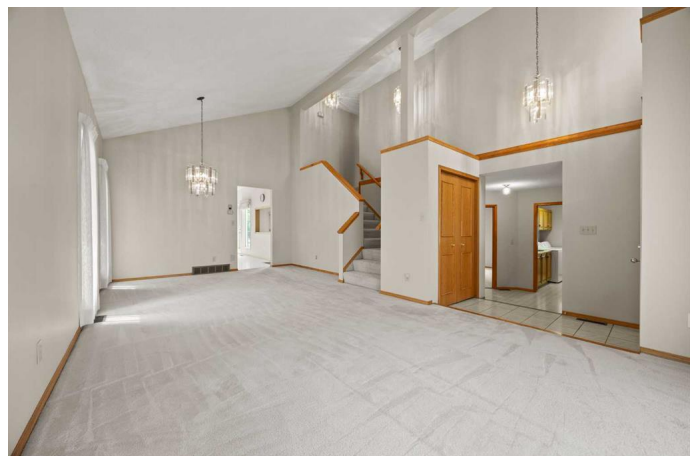
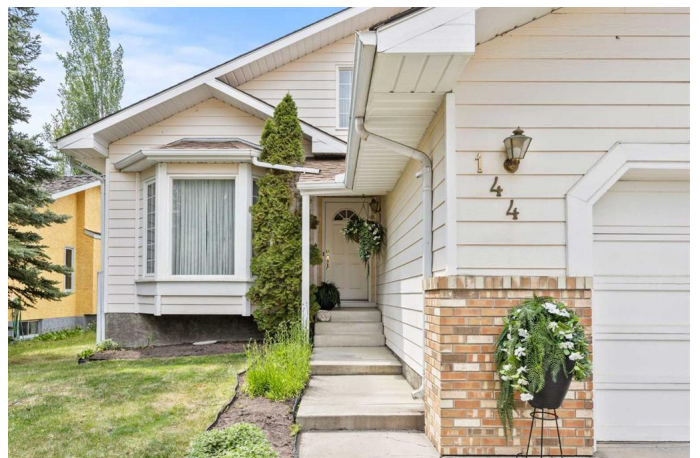
First Time Ever on MLS! Welcome to 144 Sunvista Close SE!

Proudly presenting this original owner, exceptional two-story home in the highly sought-after lake community of Sundance. Nestled on a quiet, family-friendly street and perfectly positioned across from a beautiful green space, this fully developed residence offers over 2,400 square feet of total living space—ideal for growing families and entertainers alike.

Enjoy exclusive year-round lake access at Lake Sundance: swim, kayak, or paddleboard in the summer, and skate or ice fish in the winter—this is true four-season living at its finest.

As you step inside, you're welcomed by soaring vaulted ceilings and expansive front windows that flood the home with natural light. The formal living room offers a warm, inviting space to relax, seamlessly connecting to the elegant dining area—perfect for hosting gatherings and special occasions.

The functional kitchen leads to your private backyard sanctuary, surrounded by mature trees that provide shade and privacy all summer long. Whether you're enjoying your morning coffee, hosting a weekend BBQ, or winding down beneath the stars, this serene outdoor retreat offers the perfect backdrop. Just a few steps down from the kitchen, the cozy family room with a wood-burning fireplace and sliding patio doors to a two-tiered deck creates a welcoming, relaxed space to unwind.



The main floor also features a versatile den—ideal as a home office or playroom—and a generously sized laundry room offering abundant storage and functionality.

Upstairs, you'll find three bedrooms, including a spacious primary suite complete with dual vanities and a luxurious jacuzzi tub- a perfect place to relax after a long day.

The finished basement expands your living space with a massive recreation room, an additional bedroom and bathroom, a cold storage room, and ample storage throughout.

Located within walking distance to schools, parks, shopping, dining, and of course, Lake Sundance, this is an unparalleled opportunity to secure a beautiful home in one of Calgary's most desirable lake communities.

While the home features many original finishes, it has been lovingly maintained and offers a blank canvas for buyers to update and personalize to their taste. Whether you're looking to create your forever family home or seeking a rewarding investment opportunity, this property presents endless potential.

Welcome home! A2229079

Built in 1990

### **Essential Information**

MLS® #	A2229079
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.12
Year Built	1990
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	144 Sunvista Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2T2

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Beach Access, Lake Privileges

### **Interior**

Interior Features	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter, Mantle, Marble
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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