

# \$825,000 - 1435 Sunwood Road Se, Calgary

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MLS® #A2230316

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,291 sqft

Residential on 0.13 Acres

Sundance, Calgary, Alberta

Great 3 bedroom 2 storey located on a great street close to schools in the desirable lake community of Sundance. Nice tile 2 storey entrance invites you into this home. Large and bright living room has vaulted ceilings. Formal dining room is just off the kitchen. Great working kitchen has lots of oak cabinetry, loads of work space, island, large pantry and eating area. Large family room has built ins around the fireplace. Main floor office, 2 piece bath and large laundry room complete the main floor. Main and upper floors have laminate flooring, except family room. Upstairs you have 3 generous size bedrooms with the master having a walkin closet and a 5 piece ensuite. Downstairs is full developed with a large family room, bar area, bedroom, hobby room 3 piece bathroom and a large storage room. The double attached garage is oversized. Beautifully landscaped yard has lots of room for the kids to run and play in and a large deck and patio area as well!! Many updates include main floor furnace in 2023, Hot water tank in 2020, deck and patio in 2021 and roof in 2014.

Built in 1989

## Essential Information

MLS® #                   A2230316

Price                     \$825,000

Bedrooms             4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,291
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1435 Sunwood Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2K8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Irregular Lot, Landscaped, Level, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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