

**399 Sunlake Road SE**  
**Calgary, Alberta**

**MLS # A2265880**



**\$669,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey Split         |               |                   |
| <b>Size:</b>     | 1,712 sq.ft.           | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Private, See Remarks   |               |                   |

|                    |                                              |                   |      |
|--------------------|----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, See Remarks, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Natural Woodwork                  |                   |      |

**Inclusions:** na

OPEN HOUSE SATURDAY FROM 1-4 PM...Welcome to 399 Sunlake Road SE, a beautifully maintained 2-storey home offering 1,712 sq. ft. of comfortable living space in the desirable lake community of Sundance. This 3-bedroom, 2.5-bathroom home features a bright and functional layout with a spacious living area and an inviting kitchen that opens onto your east-facing backyard—perfect for morning sun and outdoor entertaining on the back deck. Enjoy peace of mind with several major updates including a 1-year-old furnace and roof, gutters, and siding replaced just 4 years ago. The unspoiled basement provides endless possibilities for future development, while the double attached garage offers convenience year-round. Additional highlights include air conditioning, ideal for Calgary’s warm summer days. Located steps from parks, schools, and the lake, this home is perfect for families seeking comfort and community.