

# \$625,000 - 172 Suncrest Way Se, Calgary

MLS® #A2216052

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,204 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

PROFESSIONAL EXECUTIVE HOME with low maintenance landscaping and an oversized detached garage, large enough for tall and large pick-up trucks and SUV'S with room for bicycles and motorcycles.. OR!! it can be used as a shop as well (drywalled, insulated and heated ,with 220 wiring) The back yard also has room for RV parking .

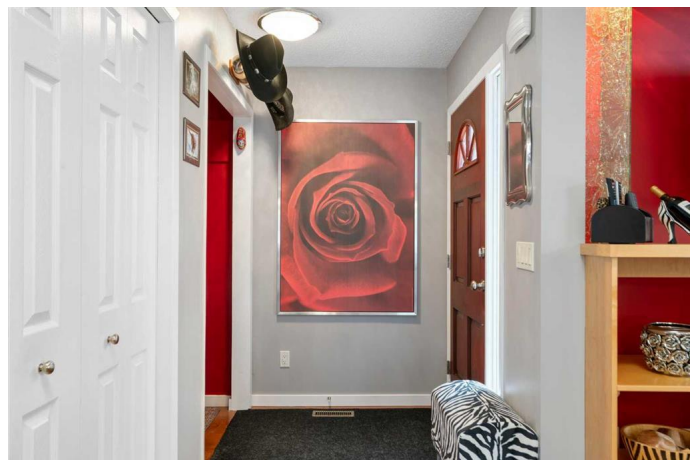
Living room features huge vaulted ceiling, loads of built-ins, fireplace, big TV with mount and hardwood floors. Deck off the kitchen is private, out of the wind and has a retractable awning. The granite in the kitchen was imported from Italy valued at \$8000.00 and is on the counter-tops, back splashes & the island. Kitchen features Custom cabinets and High end newer appliances . Primary bedroom has en-suite bath and huge walk-in closet. Lower level family room has a wood burning stove for cozy winter evenings. Third bedroom is on this level as well. It is a two minute walk from Sundance Lake & Fish Creek is only three blocks away. The bus stop is on the corner and the LRT is just up the street. This home offers a great active and entertaining lifestyle. Well worth the visit!!

Built in 1983

## Essential Information

MLS® # A2216052

Price \$625,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,204         |
| Acres          | 0.10          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 172 Suncrest Way Se |
| Subdivision | Sundance            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X1W4              |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Beach Access                              |
| Parking Spaces | 3                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |
| Waterfront     | Lake                                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings             |
| Heating           | Forced Air, Natural Gas, Wood                                                                                          |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                      |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning, Factory Built                                                                |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                          |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt                                                            |
| Construction      | Wood Frame                                                         |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |
| HOA Fees       | 299           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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