

**1344 Sunwood Road SE Calgary, AB T2X 2V8**

**Residential  
Incomplete  
Banner:**

**A1231112**

**Fully Renovated - a Home that hits the jackpot on all Key Ingredients!**

**DOM:** 0

**CDOM:**

**LP:** \$729,000.00

**OP:** \$0.00



**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** Two  
**Year Built:** 1990  
**LINC#:** [0012537560](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:** 15.6M 51`2"  
**Legal Desc:** 9010170;63;2  
**Legal Pln:** 9010170 **Blk:** 63 **Lot:** 2 **Condo:** No

**City:** Calgary  
**Subdivision:** Sundance  
**Ttl Beds:** 4  
**F/H Bth:** 3/1  
**RMS SQFT:** 2,080.18  
**LP/SF:** \$350.45  
**Suite:** No  
**Lot Size:** 5791 SqFt  
**Lot Depth:** 1.00 M 3.28'  
**Tax Amt/Yr:** \$4,162.00/2021  
**Loc Imp Amt:**  
**Front Exp:** W

**Zoning:** R-C1  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known

**Public Remarks:** Open House Saturday June 18 from 2-4pm... If you are a ready-to-act buyer, buckle-up because your anticipation is getting ready to surge into the 'red zone'. At last, here is a home that hits the jackpot on all key ingredients in the amazing lake community of Sundance—The location on a family friendly street, close to Fish Creek Elementary and MidSun School... and the move-in ready fully renovated fully finished home with an oversized attached double garage and private backyard. The current owner spent heavily to orchestrate this residence. No attention to detail was left out. This house is spectacular with 4 bedrooms and over 2900 square feet of fully finished space. A large main floor office with built-ins that could also be converted into a 5th bedroom. Vaulted ceilings and a Wood Burning Fireplace in the family room to cozy up on a cold winter evening. Professionally landscaped with a Vinyl Composite Deck, Sonjag Sun Shelter, Stone Patio, Irrigation system and a dog area on the side. Anyone can buy a house, but only a place this special deserves to be called home. Are you ready to start your new life in this peaceful paradise? Come see it today!. **ADDITIONAL HIGHLIGHTS AND IMPROVEMENTS:** Exterior Stucco Paint, Soffit, Facia, Insulated Garage Door, Triple Pane Windows and Sliders, Luxury Vinyl Plank, Superior Cabinets, Quartz Countertop, Induction Stove, Bianco Silicate Sink, Garburator, 50 Gallon Rheem Hot Water Tank, Tile roof – never worry about hail damage, Large Storage Area in Basement and so much more...

**Directions:**

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	114.17	<b>Mtr2</b>	1,228.88	<b>SqFt</b>
<b>Baths:</b>	1	1	1	0	0	<b>Bed Abv:</b> 3	<b>Upper:</b>	79	<b>Mtr2</b>	851	<b>SqFt</b>
<b>EnSt Bth:</b>	0	1	0	0	0	<b>Rms Abv:</b> 9	<b>Blw Grade:</b>	96	<b>Mtr2</b>	1,032	<b>SqFt</b>
<b>Garage Dim:</b>	23`4" x 21`6"						<b>Total AG:</b>	193.25	<b>Mtr2</b>	2,080.18	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full  
**Heating:** Fireplace(s), Forced Air, Natural Gas  
**Construction:** Brick, Stucco, Wood Frame  
**Foundation:** Poured Concrete  
**Exterior Feat:** Dog Run, Private Yard, Storage  
**Roof Type:** Clay Tile  
**Reports:** RMS Supplements, Title  
**Parking:** Double Garage Attached, Driveway, Oversized **Total:** 4  
**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
**Comm Feature:** Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby  
**Lot Features:** Back Lane, Level, Rectangular Lot, Treed  
**HOA:** \$273.00/Annually  
**HOA Include:** Amenities w/HOA  
**Appliances:** Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings  
**Other Equip:** None


**Lndry Feat:** Laundry Room, Main Level  
**Cooling:** None  
**Fireplaces:** 2/Basement, Electric, Family Room, Wood Burning  
**Flooring:** Carpet, Tile, Vinyl  
**Fencing:** Fenced  
**Balcony:** Deck, Patio, Pergola

**Rooms Information**

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Type</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 9`7"	Dining	Main	11`6" x 10`2"
Living	Main	11`6" x 11`0"	Family	Main	13`8" x 10`9"
Office	Main	10`8" x 7`9"	Laundry	Main	7`7" x 5`4"
Frn/Util	BSMT	23`7" x 18`7"	Bkft Nook	Main	12`0" x 7`10"
Family	BSMT	23`9" x 18`8"	Bonus	Upper	8`0" x 7`10"
Primary Bed	Upper	14`7" x 13`10"	Bedrm	Upper	12`10" x 9`1"
Bedrm	Upper	12`3" x 9`3"	Bedrm	BSMT	10`4" x 9`9"
Other		34`9" x 13`1"	2pc Bathroom	Main	5`1" x 4`9"
3pc Ensuite bath	Upper	13`0" x 7`0"	4pc Bathroom	Upper	7`7" x 4`10"
3pc Bathroom		8`10" x 4`10"			

**Agent & Office Information**

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**List REALTOR®:** [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** 403-809-9386  
**List Firm:** [REAL BROKER](#) **Phone:** 855-623-6900  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386 **List Date:** 06/18/2022  
**Comm:** 3.5% on the first 100k, 1.5% on the balance. **Expiry Dt:** 10/17/2022  
**LB Type/Info:** SentiLock/located on side door of the garage **With Dt:**  
**Owner Name:** Studer **Ownership:** Private  
**Occupancy:** Owner **Exclusion:** No **SRR:** No  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).