

140 Sunlake Gardens SE
Calgary, Alberta

MLS # A2252825

\$520,000

Division:	Sundance		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,311 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV Mount, Tall Wood Dresser in Primary Bedroom, Dishwasher, Refrigerator, Washer, Dryer, Microwave Hoodfan, Double Oven Electric Range, Window Coverings, Central A/C, Central Vacuum/ Attachments,

This bright and spacious townhome offers 3 bedrooms, 3 full bathrooms, and an upstairs laundry for convenience. You'll love the double attached garage plus a driveway that fits 2 vehicles, making parking effortless for family and guests. Inside, soaring vaulted ceilings and large windows create an airy, welcoming feel, with natural light flowing through every level—including the finished basement. The home has been thoughtfully updated with new windows throughout, new patio door, and added insulation in the attic, enhancing both efficiency and style. The large kitchen features a double oven electric range, new dishwasher, and added counterspace perfect for everyday cooking or entertaining. Step outside to enjoy your back deck stepping down to your lawn, ideal for summer barbecues or relaxing outdoors, or playing games with your loved ones! The complex is quiet, pet-friendly, and well-maintained, offering peace of mind and a strong sense of community. Living in Sundance also means exclusive lake access with year-round activities—swimming and beach days in summer, skating in the winter. Plus, you're only minutes from Fish Creek Park's extensive pathways and part of a top-rated school system for all ages. If you're searching for an updated, move-in ready home with space, storage, and a fantastic lifestyle—this is the one!