

955 Suncastle Drive SE  
Calgary, Alberta

MLS # A2213055

\$825,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Sundance   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 4 Level Split  |        |                   |
| Size:     | 1,885 sq.ft.   | Age:   | 1985 (40 yrs old) |
| Beds:     | 3  | Baths: | 3 full / 1 half   |
| Garage:   | Oversized, Triple Garage Attached  |        |                   |
| Lot Size: | 0.13 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private, R |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Wood Frame   | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |            |      |

Inclusions: N/A

Centrally located in one of the most sought-after Lake Communities in Southeast Calgary. 5 minute walk to Elementary and Junior High School. 10 Minute walk to community lake (year round activities) and 10 minute walk to Fish Creek Park. Fully renovated, heated triple car Garage. West facing backyard. Vaulted ceilings and hardwood floors throughout the main floor living areas. 4 bedrooms, 3 and 1/2 bathrooms. Street on snow clearing route because of location to schools. Hi-efficiency furnace, on-demand hot water tank. 2 Fruit trees in the backyard as well as a beautiful large tree for shade in the summer. Gas line for BBQ. Wood burning fireplace in the sunken living room. Carpets new to upstairs and basement in 2021. Beach and Lake access. Access to Clubhouse / Playground/ pickleball/ Tennis/ Skating/ (Winter)/ Swimming/Fishing. A perfect home for you to enjoy through all seasons of the year!!!