

\$679,900 - 328 Sunvale Drive Se, Calgary

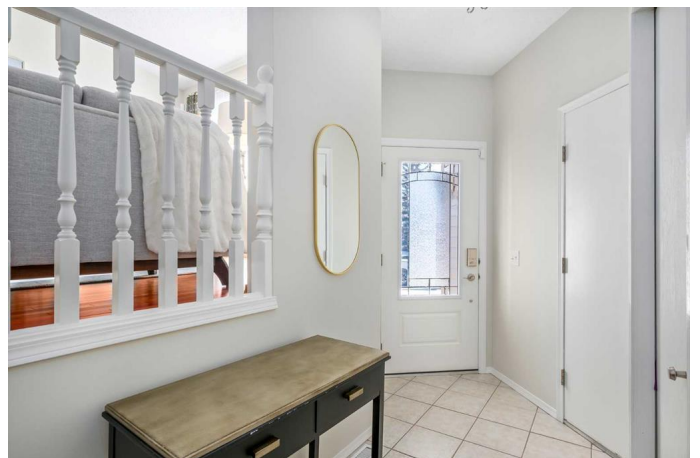
MLS® #A2192258

\$679,900

4 Bedroom, 3.00 Bathroom, 1,792 sqft
Residential on 0.09 Acres

Sundance, Calgary, Alberta

Welcome to lake living in Sundance, where style, space, and functionality come together in this beautifully updated custom built one of a kind split-level home just steps from schools, parks, and the lake. Nestled in one of Calgary's most sought-after communities, this home offers the perfect blend of charm and modern upgrades INCLUDING REMOVAL OF ALL POLY-B! Step inside to a bright and airy foyer with direct access to the double front-attached garage. Just off the entryway, a versatile den/office with a custom PAX storage system offers the perfect space for remote work or can easily double as a main-floor bedroom with its large window bringing in plenty of natural light. A few steps up, the formal living room welcomes you with a cozy wood burning fireplace with gas lighter, a large front window, and cherry hardwood floors that flow seamlessly into the elegant dining area—ideal for hosting memorable gatherings. The kitchen and breakfast nook are a true showstopper, featuring vaulted ceilings, floor-to-ceiling windows, and garden doors that lead to the upper back deck. The kitchen features oak cabinetry with a cabinet-style pantry and convenient pull-out shelves, stainless steel appliances, a center island with a built-in stove, and a raised breakfast bar with extra storage—perfect for busy mornings or weekend entertaining. Overlooking the sunken family room, a stylish railing maintains an open feel while defining the space. This level is made for relaxation,



with a gas fireplace surrounded by white brick, access to the lower concrete patio (roughed-in for a hot tub), and plenty of room to unwind. A 2-piece bath with a convenient laundry area completes this level. Upstairs, three spacious bedrooms await, all featuring laminate flooring for a modern, easy-to-maintain look. The primary suite is a private retreat with vaulted ceilings, a walk-in closet, and a beautifully renovated 4-piece ensuite featuring a chocolate vanity, oversized floor tiles, and a fully tiled tub-to-ceiling surround—a design mirrored in the equally stylish main bathroom. The fully developed basement expands the living space with a large recreation room, ideal for a home gym, play area, or additional lounge space. A massive crawl space and cold storage room provide ample storage, while recent updates include two brand-new hot water tanks & a newer furnace (2015). This home is packed with upgrades, including all-new triple-pane windows (2-6 years old), new fascia, soffits, & siding, a paved back alley, plus permanent exterior lighting to celebrate every season in style. The backyard is an entertainer’s dream, featuring TWO gas lines for your BBQ & a fire pit, creating the ideal space for year-round gatherings. A convenient storage shed provides ample room for garden tools, making it a must-have for any green thumb. Located in the heart of Sundance, with lake access, parks, top-rated schools, and scenic pathways just minutes away, this home offers the best of family-friendly community living.

Built in 1986

Essential Information

MLS® #	A2192258
Price	\$679,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	328 Sunvale Drive Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2P3

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Alley Access
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Wood Burning, Brick Facing, Tile
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Level

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2025

Days on Market 36

Zoning R-CG

HOA Fees 299

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.