

1152 Lake Sundance Crescent SE
Calgary, Alberta

MLS # A2270951



\$1,598,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	1971 (54 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: n/a

This beautifully redesigned LUXURY Lake Bonavista home—walking distance to the lake with full LAKE ACCESS and located on a quiet, peaceful crescent just steps from views of Fish Creek Park—blends modern comfort with THOUGHTFUL LUXURY throughout. The main floor OPENS with a warm, inviting living area centered around a gas fireplace and complemented by CUSTOM built-in shelving. A door beside the fireplace leads directly to the patio, creating an effortless transition to outdoor living. The dining area flows naturally into a chef's kitchen designed for everyday gathering. A 10' ISLAND anchors the space, surrounded by high-end DACOR appliances including a FULLY paneled refrigerator and freezer, a SIX-BURNER GAS range, and a WALK-IN pantry. A second patio, located off the SPACIOUS mudroom with ABOUNDANT custom STORAGE, adds to the home's FUNCTIONAL LAYOUT. A versatile SECOND LIVING space sits near the front entrance—ideal as a formal dining room, home office, reading room, music area, or quiet lounge. NEW HARDWOOD flooring extends throughout the entire home. The primary suite offers a calm, private retreat with a SPA-INSPIRED ensuite featuring HEATED FLOORS, a walk-in shower, a heated shower bench, and a SOAKER TUB. Delta fixtures add a timeless finish. A custom WALK-IN CLOSET connects directly to the UPPER LAUNDRY room with a sink, which also provides hallway access. THREE ADDITIONAL spacious bedrooms with BUILT-IN CLOSETS, along with a new updated full bathroom, complete the upper level. The lower level is BRIGHT and welcoming, offering a large entertainment area with a custom BUILT-IN for a TV and a WET BAR with a wine fridge. TWO ADDITIONAL BEDROOMS— one with a custom walk-in closet—provide flexibility for

guests, older children, a fitness room, or office space. The basement bathroom includes HEATED FLOORS, and a SECONDARY LAUNDRY area adds everyday convenience. Extensive behind-the-walls upgrades include NEW electrical, plumbing, and insulation. NEW water tank, furnace, complete HVAC system, Reverse Osmosis, central vacuum, stucco exterior, roof, and triple-pane windows. Outdoor spaces include TWO PATIOS with a gas line for BBQ and a green space suitable for children or recreation. The finished double garage features an EPOXY FLOOR, EV charger and rough-in for a gas heater. Every detail has been thoughtfully considered to create a home that is ELEGANT, MODERN, grounded—offering COMFORT, HIGH QUALITY, and ease in one of Calgary’s MOST DESIRABLE lake communities.