

# \$749,900 - 64 Sunrise Crescent Se, Calgary

MLS® #A2226927

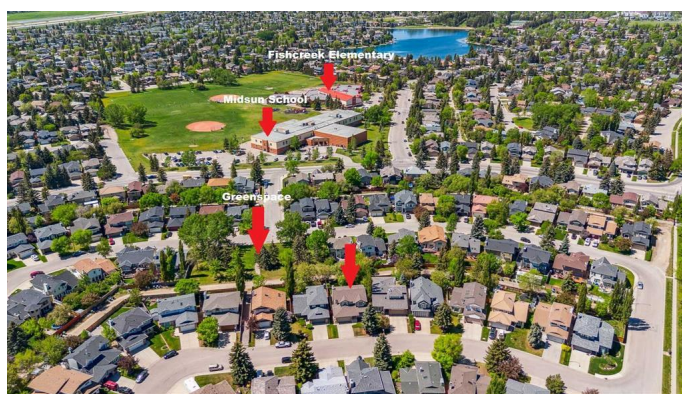
**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

INCREDIBLE LOCATION! Perfectly situated on a quiet street within steps to the sought after Fishcreek Elementary and Midsun Schools, Fishcreek Provincial Park and a greenspace out your back door. Lovingly cared for, this home will be sure to impress starting with the charming curb appeal, front porch as well as the serene, WEST facing backyard with beautiful mature trees for ultimate privacy. Offering 3,126 SF of developed living space with 3+1 bedrooms and 3.5 bathrooms leaving ample space for the growing family. The main floor features soaring 2 storey height ceilings in the foyer and front living room, french door access to the formal dining room leading to the breakfast nook and kitchen with timeless white cabinetry, center island, pantry and access to the expansive deck. A family room, with cozy wood burning fireplace, laundry/mud room and powder room complete this space. Upstairs you will find an open to below loft and a spacious master bedroom with his and hers walk-in closets and a 4 piece ensuite. Two additional bedrooms share a 4 piece bathroom. The basement is finished with a family room, 4th bedroom, 3 piece bathroom and ample storage. Don't overlook the oversized attached double garage and central AC for those hot summer days. Enjoy year around activities at Lake Sundance, a vibrant family community with amazing neighbors and unlimited opportunities to explore nature in Fish Creek Park. Book your showing today!



Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226927    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,153       |
| Acres          | 0.12        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 64 Sunrise Crescent Se |
| Subdivision | Sundance               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 3A6                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Party Room, Beach Access, Clubhouse, Picnic Area, Playground, Park, Racquet Courts               |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s), Soaking Tub  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed, Gazebo |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Stone, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |
| HOA Fees       | 299            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.