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**Royal LePage Benchmark**  
 110 7220 Fisher Street  
 Calgary, AB  
 T2H 2H8

38 Sunset WY SE, Calgary, Alberta, T2X 3H6, Ca

MLS®# C4236241



<b>Property Value</b>	\$708,800
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Parking</b>	1
<b>Year Built</b>	1994
<b>Living Area</b>	2,527 sq.ft.
<b>Lot Frontage</b>	57.41 ft
<b>Lot Size Area</b>	6,438.64 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full & 1 half

**Description**

Spend your summer at the Lake! Pristine Estate home, Best Location 1 blk to the Lake, 4 Bedrooms up + 5th in the lower development -3pc bath w/in floor heat. Over 2,527 sq.ft. Dream kitchen, granite island + counter tops, maple cabinets, sunny nook overlooking private beautifully landscaped yard. West picture window in Living room adj. Dining room, Huge main floor family rm w/gas fireplace. Large Master w/ensuite jetted tub, separate shower, heated floors, walk-in closet + skylight. Lower level Den w/french doors, family room w/2nd gas fireplace+wet bar.Many upgrades-New Roof,2-Air conditioners-2012, Newer Hardwood on main+staircase, Irrigation system, Newer Stainless, SxS Fridge water/ice, Stove w/warming tray, Microwave + Dishwasher, Wood slat blinds, New Deck treated + stained, Fence 2016, 50-gallon hot water tank. Covered West facing front porch, Great curb appeal brick accents. Oversized Garage (24x24)New Garage Door. Walking distance to All schools K-12, Fish Creek Park, shopping + restaurants.WOW!



