



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**709 Sunhaven Way  
Sunbreaker Cove, Alberta**

**MLS # A2317337**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Vaulted Ceiling(s)

**Inclusions:** NA

This LOVELY LAKE HOME offers the perfect blend of tranquility, privacy, and peaceful surroundings. Enjoy your own secluded outdoor retreat with inviting spaces to lounge, entertain, or simply unwind. Backing on to a reserve, this backyard is bordered with retaining walls and a shelter of mature trees. A nearby pathway leads to your boat access, making it easy to enjoy everything the lake has to offer. The double detached garage provides plenty of indoor parking and storage. Step inside to soaring ceilings accented with open beams and rustic elegance. The impressive vaulted ceilings are adorned with rows of warm wood millwork. The focal point of the large living room is the gorgeous gas fireplace, surrounded in timeless river rock. Expansive windows frame breathtaking views and bring the beauty of the outdoors inside. The kitchen features warm oak cabinetry, ample workspace, and an island for additional seating. Two spacious bedrooms, a 4-piece bathroom, and main level laundry complete this floorplan. Take the staircase up to embrace the spectacular views from the loft through dramatic floor to ceiling windows. The second level serves as a private retreat featuring the primary bedroom and 3-piece bathroom. The additional bedroom on this upper level could easily function as a home office, reading room, or guest space. Whether you are seeking a year-round residence or the ultimate lakeside getaway, this exceptional property captures the essence of peaceful lake living and priceless family time.