



GRASSROOTS
REALTY GROUP

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116 Sun Harbour Way SE
Calgary, Alberta

MLS # A2330763



\$849,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, French Door, Granite Counters, Recessed Lighting		

Inclusions: A/C, Alarm, Shelving in Garage, White Cabinet (2) in Garage, Shed, Raspberry Barrel by shed

Welcome to this exceptionally spacious & beautifully maintained 2-storey home in the heart of Lake Sundance. Thoughtfully designed for everyday living & entertaining, this home offers an adaptable floor plan with multiple living areas, 6 bedrooms, 3.5 baths, & outstanding storage throughout. The main level is warm & inviting, featuring solid hardwood, fresh paint, built-in speakers & a wood burning fireplace w/ gas assist. The layout flows effortlessly between the living, dining & family spaces, providing plenty of room to gather while still offering quieter areas for work or relaxation. The updated kitchen features premium cabinets, granite counters, pantry storage with sliding shelves & premium appliances including a Frigidaire Series gas range & microwave, Bosch SuperSilence dishwasher & KitchenAid French-door fridge. Upstairs, you'll find 4 good sized bedrooms, 2 full bathrooms & recently installed carpet. All bedroom doors upstairs, as well as the interior doors on the main level are solid wood. Ideal for sound proofing & privacy. Triple-pane windows in all upper bedrooms enhance efficiency while allowing an abundance of light. The fully developed basement adds tremendous versatility with 2 additional bedrooms, a full bath w/ steam shower, durable engineered luxury vinyl flooring & flexible spaces for guests, family, offices or hobbies. A small permitted kitchenette located within the utility room provides further convenience. One of the most valuable features of this home is how well the layout adapts to changing family needs. 6 bedrooms provide countless possibilities, while numerous closets, basement storage & garage shelving ensure there is a place for everything. This home has been continually and professionally maintained over the years, with thoughtful updates and improvements throughout, including ALL POLY-B REMOVED. There are no unfinished DIY projects here. Every

improvement has been completed with attention & care. The professionally landscaped yard offers exceptional privacy, mature greenery & several outdoor spaces. Enjoy morning coffee on the east facing front stone patio, which easily accommodates outdoor seating & an umbrella. The west facing, private backyard is ideal for entertaining, with a spacious deck, patio & dedicated fire-pit area. Double garage with built-in shelving adds even more practical storage. Living in Sundance means enjoying year round access to Lake Sundance for swimming, boating, fishing, skating, ice fishing, tobogganing & community events, including the popular New Year's Eve fireworks. Fish Creek Park is only minutes away, offering endless walking & cycling pathways. Excellent schools, playgrounds, shopping, & transit are close by. Set within an established neighbourhood known for mature trees, wonderful neighbours & a strong sense of community, this is much more than a house. It is a welcoming family home that has been carefully loved, thoughtfully improved & designed to create lasting memories.