



GRASSROOTS
REALTY GROUP

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160 Sunhaven Close SE
Calgary, Alberta

MLS # A2331496



\$889,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,321 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Shed

Just Listed! Beautifully renovated 5-bedroom home in the highly sought-after community of Sundance, ideally located just steps from Lake Sundance and only one block from two schools. An exceptional location for families, with a charming neighborhood park just three doors away. This meticulously maintained home showcases extensive renovations throughout, including a stunning kitchen featuring granite countertops, stainless steel appliances, and updated cabinetry. The spacious main floor offers a formal dining room, a generous living room with rich wood-style floors, and a cozy wood-burning fireplace—perfect for relaxing or entertaining. Upstairs, you'll find a spacious primary retreat complete with a luxurious 5-piece ensuite featuring in-floor heating. Three additional well-sized bedrooms and an updated 4-piece bathroom complete the upper level. The fully developed basement provides outstanding flexibility with an illegal suite-nanny bedroom, living area, kitchen, and a 4-piece bathroom—ideal for extended family, guests, or added living space. Step outside to enjoy the large south-facing deck, perfect for summer entertaining, surrounded by mature perennial gardens and complemented by a bonus greenhouse. Recent upgrades include two new furnaces and central air conditioning, ensuring year-round comfort during Calgary's warm summer months. This is an exceptional opportunity to own a beautifully updated family home in one of Calgary's most desirable lake communities.