



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Sun Harbour Crescent SE
Calgary, Alberta

MLS # A2334713



\$734,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Standard, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fireplace Tools, Garden shed, fire pit,

Welcome to this beautifully maintained, move-in-ready home in the highly sought-after lake community of Sundance! This fully finished 3 bedroom+ 1 in basement home offers the perfect blend of comfort and functionality, with exclusive year round lake access and an ideal location just minutes from schools, Fish Creek Provincial Park, Sikome Lake, shopping, and easy access to Stoney Trail and Macleod Trail. The updated kitchen features newer stainless steel appliances, built in oven / microwave and upgraded cabinetry, and opens to a cozy family room with a charming wood-burning fireplace. Enjoy the spacious living and dining area, along with a bright breakfast nook overlooking the large, private backyard and deck, perfect for entertaining family and friends. Upstairs you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and a stunning 4-piece ensuite featuring double French doors, a jetted soaker tub, and shower. The fully finished basement offers a fourth bedroom and a large recreation room, providing plenty of additional living space for a growing family. Major updates include Poly-B replacement, newer furnace, central air conditioning, newer windows, roof, hot water tank, and updated appliances and water softener, offering peace of mind for years to come. Freshly painted and professional cleaned at the end of July. An exceptional family home in one of Calgary's most desirable lake communities, where you can enjoy swimming, boating, skating, tennis, and year-round family activities. Book your private showing today!