



GRASSROOTS
REALTY GROUP

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85 Sunset Way SE
Calgary, Alberta

MLS # A2335801



\$2,250,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,105 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Gazebo, Lake, Landscaped, Lawn, Many Trees, Pie Shaped Lot, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: See Notes attached

Occupying one of LAKE SUNDANCE'S MOST COVETED LAKEFRONT LOTS, this exceptional custom-built home offers over 4,800 sq. ft. of refined living space, framed by breathtaking panoramic views of the lake and an unparalleled four-season lifestyle. Situated on one of Lake Sundance's largest lots, this exceptional home enjoys exceptional privacy from neighbouring homes and features an expansive covered deck designed for year-round outdoor living. Together, these features create a lakefront lifestyle that is truly special and rarely found on Lake Sundance. Expansive windows & skylights flood the home with natural light, enhancing the warmth and elegance of the principal living spaces while highlighting the spectacular waterfront setting. Anchoring the main level is an impressive chef-inspired kitchen designed for effortless entertaining. Featuring premium SUB- ZERO refrigeration, WOLF and MIELE appliances, a CUSTOM COPPER HOOD FAN, maple hardwood floors, this elegantly appointed space offers exceptional functionality, generous preparation areas, and a seamless connection to the dining and family rooms overlooking the lake. The upper level offers four spacious bedrooms, including a luxurious primary retreat with a private balcony, an impressive walk-in dressing room, and a beautifully RENOVATED SPA-INSPIRED ENSUITE, where a freestanding soaker tub overlooks the shimmering lake. A second fully renovated bathroom completes the upper floor. Designed for relaxation and entertaining, the lakeside walkout features expansive recreation and games areas, a dedicated home theatre, a tastefully updated three-piece bathroom, a generous LAKE-VIEW GUEST BEDROOM, and a second home office. With direct access to the resort-inspired backyard, private dock, and lake, this level seamlessly extends the home's

exceptional indoor-outdoor lifestyle. Completing the home is an oversized heated triple attached garage featuring an overhead gas heater and a professional golf simulator, creating the perfect space for year-round golf practice. Outside, your private lakeside retreat features extensive composite decking, multiple outdoor entertaining areas, a covered gazebo, hot tub, professionally landscaped grounds, a private dock, and direct lake access—an unforgettable setting for entertaining, relaxing, or simply enjoying spectacular sunsets over the water. NEW FRAMELESS GLASS RAILINGS create seamless, unobstructed views of the lake. As golden light dances across the tranquil lake water. Located in one of Calgary's premier lake communities, residents enjoy year-round boating, swimming, paddleboarding, fishing, skating, tennis, pickleball, parks, excellent schools, and nearby Fish Creek Provincial Park.