



GRASSROOTS
REALTY GROUP

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73 Sunhaven Close SE
Calgary, Alberta

MLS # A2348853



\$799,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Sauna		

Inclusions: ceiling fans x4, tv wall mounts x2, garage remote x2, shed

OPEN HOUSES Cancelled - House is now under contract. This is it!! Welcome to this amazing 5-bedroom family home in the highly sought after lake community of Sundance. Rarely will you find a home this well cared, in move is ready condition, with Lake access privileges. As you walk in the front door, you will immediately feel the quality and care that this house has to offer. The main floor features a formal living and dining room, a bright, fully equipped kitchen, sunny breakfast nook, inviting family room with gas fireplace and patio doors leading to a fantastic backyard. Imagine hosting BBQs with friends, kids and family on the composite deck with pergola and a fully fenced backyard where you can swing from the trees. Completing the main floor is a half bath and laundry room. Upstairs, you will find 4 bedrooms which is very rare! Discover the amazing primary suite which offers a wonderful retreat after a long day. Relax in the spa-like renovated 4 – piece ensuite with soaker tub and enjoy the ample walk-in closet. Additionally, there are 3 more spacious bedrooms that share an updated 4-piece bathroom. The fully developed basement offers another family room that is ideal for movie nights, a flex room that is perfect for a home gym, a large bedroom for hosting guests or a teenager and a large 3-piece bathroom featuring a beautiful sauna! In addition to these wonderful features, this home also has had no pets, is non-smoking, poly B has been removed, has central air conditioning, fresh paint, newer carpet & blinds, a new hot water tank (2024), new basement bedroom window (2025), new humidifier (2026), new dishwasher & washing machine (2026). If this wasn't enough, enjoy Lake access all year-round including paddling, swimming, fishing, beach access, tennis, skating, games room and so much more. This home is also

close to schools, parks, paths, shopping, transit, entertainment and is quick to main arteries to take you anywhere in and out of the City. Welcome to a community you'll be proud to call home.