

46 Sun Harbour Road SE  
Calgary, Alberta

MLS # A2244505



# \$799,000

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                                           |               |                   |
| <b>Size:</b>     | 1,828 sq.ft.                                                       | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 5                                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized                                  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                                  |                   |      |
|--------------------|------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Vinyl Plank                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)              |                   |      |

**Inclusions:** Basement: Washer, Dryer, Electric Stove, Fridge, Microwave, Range Hood

SHOW 10/10 | BEAUTIFULLY RENOVATED 2 STOREY HOME | NEW LEGAL SUITE BASEMENT 2 BEDS | EASY ACCESS TO MAJOR ROAD | CLOSE TO ALL LEVEL OF SCHOOL | LAKE ACCESS | CLOSED TO FISH CREEK PARK. Welcome to your dream home in the heart of Sundance, one of Calgary's most sought-after lake communities! This beautifully renovated 5-bedroom, 3.5-bathroom detached home offers over 2,600 sq ft of comfortable living space, perfectly situated on a fully landscaped lot with a south-facing backyard—ideal for soaking up the sun or entertaining guests. Stepping inside to find an open-concept main floor with large windows and natural light throughout. Cozy living room with fireplace and custom built-ins. All bathroom have been renovated with modern fixtures and finishes. Updated cabinetry, stainless steel appliances, and a cozy breakfast nook. The upper floor offer 3 bedrooms, including a primary bedroom with a private ensuite and a walk-in closet. The LEGAL SUITE basement offers another 2 bedrooms, a full bath, living room, separate laundry, separate entrance, very convenient for family usage or additional rental opportunity. The oversized double garage is attached providing ample space for parking and storage. Outside enjoy a private backyard with mature trees and a patio area for summer BBQs. Recent Renovations & Upgrades includes: New Furnace(2016), Windows(2017), Patio Doors(2021), Water Heater(2016), Eavestroughs(2018), Flooring (2023), Counter Top (2023), Some New Appliances, and New Legal Suite Basement. Prime location with Full access to Sundance Lake for swimming, skating, and paddleboarding, steps from Fish Creek Park, top-rated schools, shopping, and public transit. Homes in Sundance with this level of care and upgrades don't come around

often. Whether you're looking to settle into a vibrant community or invest in a move-in-ready property, 46 Sun Harbour Road SE is the perfect opportunity. Book your showing today, this home won't last long.