ROBERT HART MOORE
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27 Suncanyon Park SE
Calgary, Alberta

MLS # A2292171

$979,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	**Age:**	1989 (37 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Slate, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Built-in Stovetop, Built-in Vacuum System AS IS

Incredible 4 bedroom 3 bathroom home with walk out basement and prime crescent location in prestigious estates area of Sundance - Welcome home to 27 Sun Canyon Park SE! The main level showcases a front living room with dramatic vaulted ceilings, formal dining room, & family room with custom built-ins and classic wood-burning fireplace - perfect for everyday living & entertaining! The bright & spacious kitchen features granite countertops, stainless steel appliances, and breakfast nook with direct access to the brand new expansive upper deck, flowing effortlessly into the casual dining area. Located just off the garage, the practical laundry and mudroom includes a dedicated dog door leading to a small, private fenced run. A two piece bathroom completes the main level. Upstairs, the primary suite is built for relaxation, offering a spacious walk-in closet with reconfigurable storage and 5-piece ensuite complete with dual vanities, jetted tub, & a glass-enclosed slate-tiled shower. Three additional bedrooms—one with a convenient 5-piece dual access ensuite—complete this level, providing plenty of space for a growing family. The fully developed walk-out basement provides versatile extra living space, featuring a family room with gas fireplace and a dedicated recreation area, all with easy access to the yard through the sliding doors. Step outside to find the expansive, sunny south-facing yard which offers total privacy with no neighbours behind. Enjoy the view from the newer upper composite deck with glass railings, or head out the back gate for direct access to the vast trail system of Fish Creek Provincial Park. Recent property upgrades include dual furnaces, dual hot water tanks, and a water softener all replaced in 2021, new upper patio in 2024, and central air conditioning for year-round comfort. For those with multiple vehicles or

hobbies, the oversized triple attached garage is a major standout. This prime location is just a short walk to schools, Sikome Lake, and the historic Bow Valley Ranche, while providing full Sundance Lake privileges for year round recreation. It’s more than a house; it’s a rare lifestyle opportunity in a premier lake community. Book your viewing today!

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