

\$989,800 - 23 Suncanyon Park Se, Calgary

MLS® #A2116841

\$989,800

4 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.15 Acres

Sundance, Calgary, Alberta

Open House this Sat. (04/06) from 2-4:30 PM. Nestled within the prestigious estate section of Lake Sundance, 23 Suncanyon Park SE offers a serene escape within a private cul-de-sac, overlooking the picturesque Fish Creek Park. As part of the vibrant Lake Community, residents of this esteemed address have access to an array of seasonal activities. Winters invite residents to indulge in the delights of ice fishing, skating, tobogganing, and disc golf, while the warmer months usher in a tapestry of opportunities including cookouts in the cookshacks, BBQs by the lake, playful escapades in the playgrounds, matches on the tennis/pickleball courts, and water sports. The lake area is adorned with waterfalls serving as a breathtaking backdrop to these recreational pursuits. Upon entering this exquisite abode, guests are greeted by an abundance of natural light streaming through large brand new windows that adorn every corner of the home, creating an ambiance of warmth and openness. Recently renovated from top to bottom, the residence exudes a seamless blend of contemporary elegance and timeless charm, offering a sanctuary for modern living. The main floor unfolds to reveal a spacious formal living room and dining room, ideal for hosting intimate gatherings and grand soirées alike. A designated main floor office provides a quiet retreat for work or study, ensuring both productivity and privacy. The heart of the home lies in its newly



revamped kitchen, complete with a cozy breakfast nook and seamlessly flowing into the inviting family room. Whether whipping up culinary delights or simply enjoying casual family meals, this culinary haven caters to the needs of the discerning chef and lively host alike.

Ascending the staircase, one discovers a tranquil haven on the upper level, comprising two secondary bedrooms, a 4-piece bathroom and a luxurious primary suite replete with its own 5-piece ensuite bath. Each room offers a sanctuary for rest and relaxation, adorned with thoughtful touches and ample storage space.

Descending to the walkout lower level, an additional bedroom and full bathroom await, alongside a sprawling recreation room that effortlessly transforms into a home theater.

Whether hosting movie nights with loved ones or engaging in spirited gaming sessions, this versatile space offers endless possibilities for leisure and recreation.

Step outside the back gate and embark on a journey of exploration in the majestic Fish Creek Park, mere steps away from the comforts of home. With its breathtaking vistas and myriad of trails, the park beckons residents to embrace the great outdoors and immerse themselves in nature's splendor.

Every aspect of this home has been meticulously curated to offer a lifestyle of unparalleled luxury and comfort. Call your favorite realtor today to book a showing!

Built in 1989

Essential Information

MLS® #	A2116841
Price	\$989,800
Sold Price	\$980,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,411
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	23 Suncanyon Park Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2Z2

Amenities

Amenities	Beach Access, Party Room, Playground, Racquet Courts, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Permeable Paving
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped
Roof	Concrete, Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 12th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	240.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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