

\$1,049,000 - 47 Sun Canyon Park Se, Calgary

MLS® #A2118943

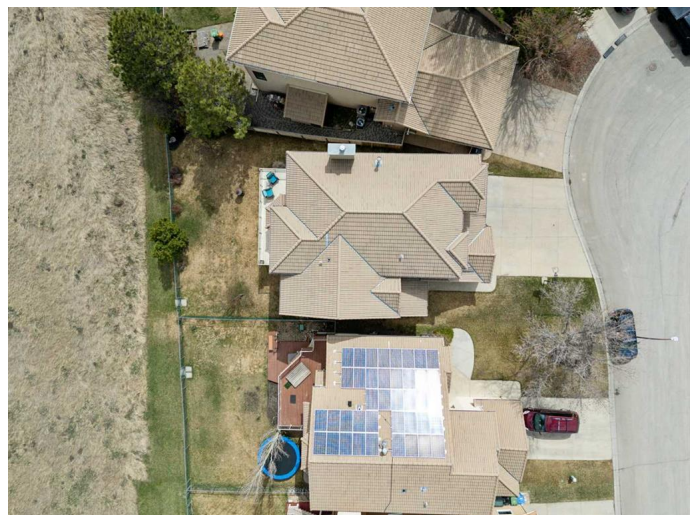
\$1,049,000

5 Bedroom, 4.00 Bathroom, 2,482 sqft

Residential on 0.15 Acres

Sundance, Calgary, Alberta

Enjoy "every morning" having coffee in your kitchen or on your deck, watching the sun rise and all the wildlife in your backyard. Backing onto fish creek on one of the premier streets in Sundance with no one behind you for miles. Having the morning sun is a dream, even from your master bedroom and or ensuite views. It just doesn't get any better. What a pleasure this home is to have as a listing. We'll be sorry to see it go. Starting with a grand entryway, is just the beginning to how large & beautiful this home flows. Built by Cardel the openness and warm sunlight feeling is apparent. If you want space in every room to entertain or hide you have it. From vaulted ceilings to hardwood/tile floors, the living room and formal dining room shows off what's to come. The kitchen with its granite counter tops, island and outstanding view is the pivotal point of the home, sure step out on your deck, have your coffee and watch that wildlife. An entertainers dream or just a busy family with loads of room to move around or skip over to the extremely large cozy family room with its gas/log fireplace and built in bookshelves and settle in. Overly large main floor laundry/mud room 2 piece bathroom is convenient for everyone and next to that the real treat is your 3 car garage for just that or storage & work space. Upstairs which boast 4 bedrooms once again the huge Master and ensuite has the most incredible unobstructed views letting morning sun in to start your day. One of the best ensuites going with jetted tub



tile flooring, his /her sinks and perfect powder makeup area. 3 more very generous sized bedrooms as well as a 5 piece bathroom compliments the upper floor. And then the fully developed basement, with a fabulous entertainment room or just simply get away go hide space. A full walk out, near the wet bar would be perfect for a hot tub outside. Too much company! There is another bedroom and 3 piece bathroom for your guests. Simply put this stucco, tile roofed home, with some new windows and lighting is the envy of many. The community is outstanding in every way when it comes to outdoor activities with the lake to bike paths to access. Everything imaginable sports wise and even walking can be done. The bonus is access to this home as well in and out quick to Stony Trail and or shopping, medical everything. Opportunity awaits for someone who wants the BEST.

Built in 1988

Essential Information

MLS® #	A2118943
Price	\$1,049,000
Sold Price	\$1,035,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,482
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Sun Canyon Park Se
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Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2Z3

Amenities

Amenities	Park
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Gas Starter, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Yard, Environmental Reserve, No Neighbours Behind, Landscaped, Views
Roof	Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	August 21st, 2024
Days on Market	111
Zoning	R-C1
HOA Fees	240.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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