

\$665,000 - 41 Sunhaven Close Se, Calgary

MLS® #A2126217

\$665,000

4 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.13 Acres

Sundance, Calgary, Alberta

Discover the epitome of family living in this charming 4-bedroom bungalow nestled within the serene and mature community of Lake Sundance. Boasting an array of amenities and a prime location, this home is your gateway to a lifestyle of comfort and adventure. Step inside to find a spacious and inviting layout, featuring a formal living and dining room that sets the stage for elegant gatherings and cozy evenings. The heart of the home lies in the new, gleaming white kitchen, seamlessly connected to the sunken family room adorned with a wood-burning fireplace, creating the perfect ambiance for relaxation. The main floor is thoughtfully designed with convenience in mind, offering a pristine 4-piece bath and three bedrooms, including the primary bedroom complete with a convenient 3-piece ensuite for added privacy. Venture downstairs to the partially developed lower level, where you'll find an additional bedroom, a versatile rec room, and a 3-piece bath, providing ample space for growing families. With a second entrance providing access to the basement, there are potential rental opportunities. It is currently providing an additional income of \$1000/month being rented as an Illegal Suite. Outside, a sprawling backyard awaits, complete with a backlane for added accessibility and endless possibilities for outdoor enjoyment. But the true gem of Lake Sundance lies in its unparalleled amenities and year-round recreational opportunities. From skating and fishing in the winter to



swimming and boating in the summer, this vibrant community offers something for everyone, ensuring endless fun and cherished memories for the whole family.

Built in 1989

Essential Information

MLS® #	A2126217
Price	\$665,000
Sold Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,519
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	41 Sunhaven Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2X5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 8th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	388.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Key
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