

\$998,000 - 725 Sunhaven Way, Sunbreaker Cove

MLS® #A2135045

\$998,000

2 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.37 Acres

NONE, Sunbreaker Cove, Alberta

Discover the luxury of tranquil living at this stunning property nestled among trees, just minutes from your dock in Sunbreaker Cove. This exquisite timber framed home boasts over 3000 square feet of living space, blending rustic charm with modern luxury. The interior features striking Douglas Fir wood beams and engineered hardwood floors, exuding warmth and elegance throughout. The custom wood cabinets and granite counters in the kitchen are both beautiful and functional, complete with new stainless steel appliances. Large windows flood the home with natural light, offering picturesque views of the surrounding nature. Step outside onto the expansive decks, ideal for outdoor living and entertaining. Enjoy the enclosed gazebo for year-round relaxation, and gather around the fire pit for cozy evenings under the stars. The outdoor shower adds a touch of convenience after a day at the dock. The oversized garage includes a built-in workbench, and epoxied floors. Above the garage, a spacious loft provides extra entertainment space or can be transformed into additional sleeping quarters. This property has been meticulously cared for, with so many extra features like; in floor heating in the home and garage, Multipure water filtration system, roughed in for 20 kilowatt generator, separate boiler/furnace/electrical panel in garage and the list goes on. This property offers a unique blend of comfort, style, and connection to nature, making it the perfect retreat for those



seeking a peaceful escape. Builder is Woodpecker European Timber Framing out of Canmore.

Built in 2013

Essential Information

MLS® #	A2135045
Price	\$998,000
Sold Price	\$987,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.37
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	725 Sunhaven Way
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking Spaces	7
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vaulted
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	Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Loft
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Dock, Fire Pit, Lighting, Outdoor Shower, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Greenbelt, No Neighbours Behind, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 18th, 2024
Days on Market	24
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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