

\$1,070,000 - 825 Sunhaven Way, Sunbreaker Cove

MLS® #A2148864

\$1,070,000

3 Bedroom, 4.00 Bathroom, 2,498 sqft

Residential on 0.38 Acres

NONE, Sunbreaker Cove, Alberta

Discover this stunning spacious lake home the family will love, just steps from the beach! Two-stories of boundless lake views featuring three bedrooms, main floor office, a walkout basement, and direct access to the lake via a park reserve. Modern stucco exterior, long lasting concrete roof, triple car oversized heated garage with paving stone driveway offers plenty of room for parking inside or out. Not to mention the toy storage under the garage accessible with its own overhead door facing the lake.

Inside, the open foyer leads to a breathtaking living room with vaulted ceilings, wood beams, and walls of windows overlooking the lake. A stone fireplace with copper mantel and slate hearth serves as the cozy focal point. The formal dining room provides amazing views, with garden doors opening to an expansive balcony and a beautiful backyard overlooking the lake.

The kitchen replete with white cabinetry, quartz countertops, and high end stainless steel appliances, has many classy features like paneled ceiling, under cabinet lighting and dual built-in ovens. The kitchen nook with breakfast bar, bench seating and drink cooler opens as well to the massive balcony.

Finishing off the main there is a 2-piece bathroom at the garage entrance, a large office/den with a 3-piece bathroom.

The upper floor has an inspiring landing overlooking the foyer as well as the living room and stunning lake view. A study with dual



French doors, a lovely stone gas fireplace and more garden doors leading to the upper balcony, is where the best views can be experienced. Next to the study the main bedroom has a home spa with jetted tub, double vanities, a glass shower, walk-in closet with a second washer and dryer set.

The walkout basement is a dream come true with loads of view filled windows, solid wood and stone details, wet bar, wood-burning fireplace plus two bedrooms, a 3-piece bathroom and more doors to the patio and fully fenced backyard. Gates lead through the park reserve and only steps away is the beach with all it has to offer including boating, water skiing, not to mention winter fun too.

10-minutes from Sylvan Lake and Bentley, excellent boat community boat launch, sandy beach and low shoreline water levels great for kids just steps away. Front image and living room photos have been virtually enhanced and staged.

Built in 1995

Essential Information

MLS® #	A2148864
Price	\$1,070,000
Sold Price	\$1,025,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,498
Acres	0.38
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	825 Sunhaven Way
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C0J0

Amenities

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached
Waterfront	See Remarks, Beach Access, Lake Access

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Den, Family Room, Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Boat Slip, Dock, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Lake, Front Yard, Lawn, Gentle Sloping, Greenbelt, Landscaped, Rectangular Lot, Views
Roof	Concrete
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 19th, 2024
Days on Market	7
Zoning	R1
HOA Fees	670.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Maxwell Polaris

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