

# \$965,000 - 917 Sunhaven Way, Sunbreaker Cove

MLS® #A2237080

**\$965,000**

3 Bedroom, 3.00 Bathroom, 2,744 sqft  
Residential on 0.21 Acres

NONE, Sunbreaker Cove, Alberta

LOCATION, LOCATION, LOCATION! Original Owners present this PIECE OF PARADISE on a MASSIVE 9,000 Sq Ft LOT backing to a GREEN SPACE & PARK! Rare find with this phenomenal 2 story in one of the best locations Sylvan Lake has to offer! This FAMILY HOME includes 3 BEDROOMS + HOME OFFICE + VAULTED BONUS ROOM + 2.5 Baths and over 2700 Sq Ft of living space. Tons of natural light throughout this open plan with the entire back wall of the house loaded with windows, 10' / vaulted ceilings & open design plan. Designer colours, upgraded fixtures, CUSTOM MILLWORK, Rustic Accents & more! Convenient home office on the main level to ensure you have a bigger/brighter working space (take advantage of fibre optics and work from the lake). Gorgeous Kitchen with Custom SOLID MAPLE Cabinets to the ceiling, Built-in stainless appliances, GAS COOK TOP, granite counters, BUTLERS COFFEE BAR, large pantry & views of your private oasis. MASSIVE butcher block Island, ample cupboard (under cabinet lighting) & counter space and large dining area sets this home apart from the rest! Beautiful wood burning fireplace is the focal point of your living room, upgraded hardwood flooring, In-ceiling built-in speaker system, central vac system, IN-FLOOR-HEATING SYSTEM with BOILER, this home is LOADED UP! Step onto your very own PRIVATE STAMPED CONCRETE PATIO to CAPTURE THE BREATHTAKING VIEWS of mother



nature! TIKI BAR, OUTDOOR SHOWER, SAUNA, FIRE PIT, HOT TUB, OUTDOOR STORAGE.....everything you can think of & more! Retreat to your PRIMARY BEDROOM on the main level with VIEWS, DOUBLE PATIO DOORS, SPA-LIKE full en suite (jetted tub & full tiled shower), walk-in closet and room for an entire bedroom set. Gorgeous stairway leads to your upper level with two more great-sized bedrooms, another full bathroom, a HUGE VAULTED BONUS ROOM with WET BAR & PRIVATE COVERED BALCONY! Skylights, and plenty of room to host guests or entertain with large family gatherings! Pool table & accessories are included! Oversized TRIPLE Attached Heated Garage for the EXTRA TOYS just adds to this incredible pkg. Too many upgrades to list, you just HAVE TO SEE IT! Walking distance to the lake, paths, boat launch & easy access out of town for the commuter. A TRUE EXECUTIVE EXPERIENCE with TRANQUILITY you've been seeking! Original owners are offering a TURN KEY home loaded with upgrades in the Summer Village of Sunbreaker Cove! Book your private showing today!

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237080    |
| Price          | \$965,000   |
| Sold Price     | \$942,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,744       |
| Acres          | 0.21        |
| Year Built     | 2008        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Sold     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 917 Sunhaven Way |
| Subdivision | NONE             |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0J0          |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                                    |
| Parking        | Garage Door Opener, Gravel Driveway, Heated Garage, RV Access/Parking, Triple Garage Attached, Additional Parking, Driveway, Front Drive, Oversized, See Remarks, Workshop in Garage |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Built-in Features, Central Vacuum, High Ceilings, Master Downstairs, See Remarks, Sauna, Skylight(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Oven, Garburator, Gas Cooktop, Microwave, Range Hood                                                                                                                                                        |
| Heating           | Natural Gas, Boiler, Fan Coil, Fireplace(s), In Floor, See Remarks, Zoned                                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Living Room, Fire Pit, Free Standing, Outside, See Remarks, Tile, Wood Burning                                                                                                                                                                                                                                 |
| Basement          | None                                                                                                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Entrance, Private Yard, Storage, Balcony, Courtyard, Garden, Lighting, Outdoor Kitchen, Outdoor Shower, Rain Barrel/Cistern(s), Rain Gutters |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,                                                                                                      |

Lawn, Private, Rectangular Lot, Treed, Fruit Trees/Shrub(s), Lake, Low Maintenance Landscape, Meadow, Many Trees, No Neighbours Behind, Native Plants, See Remarks, Secluded, Views, Wooded, Yard Lights

|              |                                               |
|--------------|-----------------------------------------------|
| Roof         | Asphalt Shingle                               |
| Construction | Vinyl Siding, Wood Frame, See Remarks, Veneer |
| Foundation   | Poured Concrete, Slab                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 4th, 2025   |
| Date Sold      | August 8th, 2025 |
| Days on Market | 35               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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