

**34 Sun Harbour Way SE  
Calgary, Alberta**

**MLS # A2165561**



**\$819,888**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,628 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Street Lighting, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Hot Tub "AS-IS CONDITION"

Welcome to the fabulous lake community of Sundance. This gorgeous home boast over 4000 sq ft of development; featuring a total of five generous size bedrooms and 3.5 bathrooms. The minute you step into this home you will feel the warmth and comfort; from the soaring vaulted ceilings to the solidness of the hardwood flooring. Check out the amazing kitchen with the high gloss finishing on the cabinetry and the high-end stainless steel appliances featuring a Sub Zero refrigerator, built-in oven, a gorgeous gas range, and quartz countertops to complete the package. This home is suited for those wanting to entertain a large gathering with extra large dining room ad huge sunken family room with beautiful fireplaces in each of these rooms. A unique feature of this home is the main floor primary bedroom featuring a fabulous en-suite with a large custom built walk-in shower and a soaker tub along with a gas fireplace to keep you warm on those long cold winter nights. Along with this you have four large bedrooms; three in the upper level and one in the basement. This home also features Central Air Conditioning for year round comfort. The basement is fully developed featuring a second family room; a huge hobby room or games room, a bedroom along with a three piece bathroom, and a small office space. Sundance is a very well received family oriented community with fabulous walkways and pathways; close proximity to Fish Creek Park and if you enjoy golfing you are minutes away from Mackenzie Meadows golf course. Easy access in and out of the community with the completion of Stoney Trail. Be the first to view this gorgeous home; call for your private viewing today.