

# \$649,999 - 7 Sunhaven Way Se, Calgary

MLS® #A2213558

**\$649,999**

4 Bedroom, 3.00 Bathroom, 1,834 sqft

Residential on 0.10 Acres

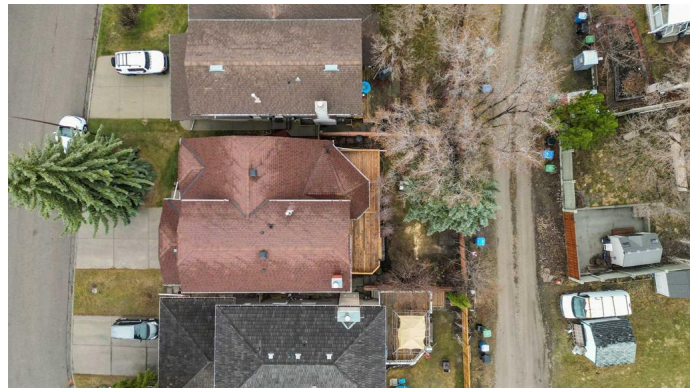
Sundance, Calgary, Alberta

Dreaming of the Lake Life? This could be your chance to FINALLY get into a Lake Community on the most beautifully landscaped lot with mature trees adding extra privacy and Back Alley Access! With fresh updates this home is ready to welcome its next owner! Offering both comfort, style, A double attached garage, and a prime location just steps from Lake Sundance where year round activities are sure to keep you busy. Swimming, skating, paddleboarding, all within walking distance! Step inside to find a beautifully updated home with numerous upgrades including a High Efficiency Furnace. A fully updated master ensuite and just wait until you see the stunning Brand NEW Kitchen completed by Rowan Orton!

Awaiting just through the front door you will be greeted with soaring 10ft vaulted ceilings, a well lit family room and a raised dining/game room.

Relax and enjoy the still morning and blooming Lilac bushes sitting in the bright bay window/breakfast nook just off the kitchen, or on your BRAND NEW Deck fully redone by The Great Canadian Handyman. Even more space awaits with the sunken sitting/living room, complete with a wood burning fireplace that will help lower your heating bill cost! The main floor also features a separate laundry room complete with Samsung High Efficiency Washer and Dryer!

The master bedroom is sure to impress, featuring a beautifully renovated ensuite and



vast vaulted ceilings, a true retreat with large windows allowing for ample lighting. Just down the hall you will find two more spacious bedrooms and the second bathroom on the top floor.

This home is move in ready with new plumbing, fresh, modern finishes! Close to everything! Steps away from Lake Sundance, Horizon Tennis Court, Sundance Park, Stoney Trail, shopping, Fish Creek Park, restaurants, churches and more! Book your showing today before its gone!

Built in 1985

### **Essential Information**

MLS® #	A2213558
Price	\$649,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	7 Sunhaven Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2N7

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached, Alley Access, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Washer/Dryer, Water Softener, ENERGY STAR Qualified Refrigerator
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lake
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	22
Zoning	R-CG
HOA Fees	1
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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