



GRASSROOTS
REALTY GROUP

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112 Sun Harbour Way SE
Calgary, Alberta

MLS # A2232677



\$825,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,083 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Shed, TV brackets, Basement TV and Bedroom, Heated Towel Rack in Master Bedroom

Welcome to your new home in the highly desirable lake community of Sundance! This beautifully maintained two-storey offers full lake access and a sun-soaked west-facing backyard—perfect for relaxing evenings and outdoor enjoyment. Inside, hardwood flooring flows throughout the main and upper level, complemented by brand new carpet in all upper level bedrooms. The spacious primary suite features a walk-in closet and a newly renovated ensuite complete with a heated towel rack for added comfort. Two additional generously sized bedrooms and a full bathroom complete the upper level. On the main floor, you'll find two inviting living areas and a formal dining room—ideal for both everyday living and entertaining. The fully developed basement includes durable vinyl plank flooring and a large storage area, while the oversized garage with an 8-foot door easily fits a full-size truck. Living in Sundance means enjoying a true four-season lifestyle. Spend your summers swimming, paddleboarding, and your winters skating, sledding or taking in festive events at the lake. Enjoy tennis, pickle ball, a vibrant community clubhouse, and year-round activities like fireworks and fishing derbies. Just minutes from Fish Creek Park and close to golf courses, Sundance offers more than a home—it's a way of life. Don't miss your chance to be part of it!