



GRASSROOTS
REALTY GROUP

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135 Sunhaven Bay SE
Calgary, Alberta

MLS # A2242619



\$720,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,868 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

**** OPN HSE SAT 2-4 PM**** | A Rare Opportunity on One of Sundance's Most Coveted Streets! | Lovingly cared for by its original owners, this cherished family home is offered to the market for the very first time. Nestled on an oversized pie-shaped lot and siding onto a beautiful park, this home sits on a quiet, family-friendly street where opportunities like this rarely come up. It's easy to see why—this is a location and lifestyle that's truly hard to beat. With an abundance of well-designed living space, this home has already raised a family and is ready to welcome a new generation. The main floor offers a thoughtful layout with a stunning side vault that adds natural light and a sense of openness to the spacious living room. The bright kitchen flows effortlessly into the dining area and opens to a large composite deck with park views—perfect for summer BBQs and weekend gatherings. A separate family room with a cozy gas fireplace is ideal for relaxed evenings, and a fourth bedroom or home office on the main floor adds flexibility. Upstairs, you'll find three comfortable bedrooms including a primary suite with a private 3-piece ensuite. Whether you're a growing family or just getting started, there's space here to settle in and make it your own. The massive backyard is a dream for kids, pets, or anyone who loves to entertain outdoors. With alley access and plenty of room to play, the possibilities are endless. One of the standout features of this property is its unbeatable location—just steps from a full range of schools, from elementary to junior high and high school. No more school runs—just easy walks and peace of mind. As a resident of Sundance, you'll enjoy year-round lake access, including swimming, boating, fishing, skating, and hockey. And with Fish Creek Provincial Park just minutes away, the outdoor lifestyle continues

with biking, hiking, and nature trails right at your doorstep. This is more than just a house—it's a home that's been filled with love and memories, now ready for a new chapter. Don't miss your chance to make it yours.