



GRASSROOTS
REALTY GROUP

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**87 Sun Harbour Close SE
Calgary, Alberta**

MLS # A2262210



\$590,000

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,875 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: Pergola, Hot Tub (AS IS), Pool Table, Vacu-Flo System & attachments, Shed

Attractive Price offered by a Motivated Seller!! Bring your Offer! Welcome to Sun Harbour Close in the sought-after lake community of Sundance, where this beautifully maintained, custom-built family home combines timeless craftsmanship with thoughtful design. From the moment you step inside, you'll notice the impressive vaulted ceilings that fill the main living areas with light and create an open, airy feel. The floor plan offers both a formal living and dining room for entertaining, plus a cozy family room with custom built ins and a charming wood burning fireplace; perfect for gathering on cooler evenings. A rough-in for a wet bar in the great room adds extra potential for hosting. The main level also features a versatile bedroom or home office, a convenient laundry/mudroom, and Levelor blinds for easy light and privacy control. Upstairs, the primary suite is a peaceful retreat with its own ensuite bathroom, while the second and third bedrooms (currently combined into one large space) can easily be separated again to suit your needs. A full 4-piece bath serves the upper level. The fully developed basement expands your living space with a cozy gas fireplace, built-in bed nook in the rec area, plenty of open space for activities, and smart built-ins for storage. You'll also find an under the stairs storage nook and a huge crawl space for keeping everything neatly organized. Step outside to your own private oasis with mature trees, a pergola, hot tub, and two separate patios offering plenty of outdoor living options. Relax in the hot tub or simply enjoy the peace and privacy provided by the mature trees, and the laneway behind giving you that added separation. Additional highlights include: Newer Furnace (2018), New Roof (2018), oak cabinetry, vintage and functional intercom system throughout, and vacu-flo. You'll love the lifestyle that comes with lake access to

Sundance Lake, nearby parks, schools, and quick routes to Stoney Trail, Deerfoot, and the CTrain. Fish Creek Park and Sikome lake are also just minutes away! This is more than just a home—it’s a lifestyle. Don’t miss your opportunity to make it yours.