



**GRASSROOTS**  
REALTY GROUP

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**11 Sun Canyon Park SE**  
**Calgary, Alberta**

**MLS # A2276439**



**\$800,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,081 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** Shed, Four Kitchen Island Chairs

Set on a family-friendly cul-de-sac in Lake Sundance, this home delivers the space, location & community feel buyers search for but rarely find. This is the kind of street where neighbours wave from their driveways, kids ride bikes until sunset & families stay for years because it simply feels like home! Lovingly owned by the original owners for 37 years, this impeccably maintained property has been thoughtfully updated over time. The home offers gorgeous hardwood flooring, a spacious & practically designed kitchen, formal living & dining rooms & a warm, inviting family room with gas fireplace. The upper level features four bedrooms, including one currently used as an office with stunning built-in cabinetry. The lower level adds flexibility with a fifth bedroom, full 3-piece bathroom, rec room & additional office or hobby space. The sunny South facing backyard is a true retreat, complete with a large deck, generous green space, stamped concrete, mature shrubs & greenery & a show-stopping custom wood-burning fireplace, ideal for entertaining or quiet evenings at home with the family. Notable features and upgrades include two furnaces, two hot water tanks, convenient main-floor laundry, Poly-B plumbing removal, updated eaves & downspouts, durable stucco siding & a long-life clay tile roof, all offering lasting peace of mind. Located within the prestigious estate section of Lake Sundance in the sought-after Sundance Ridge pocket, the home is just steps from Fish Creek Park, offering miles of scenic pathways, mature trees & ever-changing natural beauty. Sundance is especially valued for its family-focused design, with five schools within mins. While Sikome Lake is just steps away in Fish Creek, residents enjoy exclusive access to Lake Sundance, only a short walk or bike ride from home providing year-round recreation. WINTER offers skating, hockey, ice fishing,

tobogganing & disc golf. SUMMER brings swimming, paddle sports, tennis & pickleball, playgrounds, cookshacks, lakeside BBQs, & peaceful walks by waterfalls & park-like surroundings. The community is bike-friendly with direct access to Calgary's extensive pathway system. Everyday convenience is seamless with quick access to Stoney Ring Road, Deerfoot & Macleod Trails, along with nearby shopping, medical, Shawnessy Centre, theatres, the YMCA & public transit to downtown & not far from South Health Campus. This is a rare opportunity to own a home where community, nature & long-term livability come together effortlessly. Once experienced, it is hard to imagine living anywhere else.