



**86 Suncanyon Park SE
Calgary, Alberta**

MLS # A2298346



\$875,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,473 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Automatic Outdoor Awning, Gun Safe

Located on one of Lake Sundance's most sought-after estate crescents, this beautifully maintained home offers a rare opportunity to live just a 2-minute walk from Fish Creek Park and its extensive pathway system. Built as part of Sundance's original estate area, this crescent is known for its timeless curb appeal, stucco exteriors, tile roofs, expansive lots, and exceptional pride of ownership throughout. Homes here are rarely offered for sale, and it's easy to see why. This is a true community where neighbours become lifelong friends. There's a book club that's been running for 30 years! This home has been lightly lived in and is in immaculate condition, with no pets or smoking. Major updates have already been taken care of, including newer windows, furnace, water softener, hot water on demand, and central A/C. The layout is both functional and flexible, featuring 3 bedrooms upstairs with a Jack & Jill bathroom, plus a main floor bedroom or office conveniently located next to a full bath, ideal for guests or multi-generational living. The fully developed basement adds even more versatile living space. Enjoy a sunny south-facing backyard, perfect for relaxing or entertaining. Whether you're looking for a quiet, established community to raise a family or a long-term home with space, comfort, and connection, this is a rare opportunity in one of Lake Sundance's most desirable locations. Residents also enjoy year-round access to Lake Sundance, with quick connections to Stoney Trail, Macleod Trail, and Deerfoot Trail.