



**16 Suncanyon Park SE  
Calgary, Alberta**

**MLS # A2298676**

**\$849,900**



<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 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>	0.16 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane, Rectangular		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting		

**Inclusions:** Shed

Welcome to your beautiful new SUNDANCE home! A 4+1 Bedroom property with over 2,600 sq. ft. of developed living space, in one of the most desirable locations in Sundance. In addition to PRIVATE LAKE ACCESS, you are only steps away from Fish Creek park, where you can enjoy all the attributes of one of the BEST URBAN CITY parks anywhere. Bike paths, hiking, dog walking, nature exploration and SIKOME LAKE! This property boasts a very large lot with an exceptional back yard for growing families. Enjoy entertaining barbecues on your large deck, space to play, garden and room enough for active family dogs! Inside you can enjoy a very spacious home with a living space layout that leaves nothing to be desired. A welcoming front room with dedicated dining room space, hardwood floors, large windows allowing for natural light everywhere. The kitchen is updated with NEW INDUCTIVE TOP STOVE, NEW REFRIGERATOR, eye catching backsplash with hood fan, large KITCHEN ISLAND, loads of cupboard and counter space for all at-home chefs! Casual nook for dining and indoor outdoor living straight into your backyard deck. Again, outfitted with many windows and glass doors to allow for an abundance of natural light! The drop-down living room is spacious, cozy and features a newly updated gas fireplace with brick surround and built-in CUSTOM MILLWORK and SHELVES. The main floor also features a large bedroom/flex room, and laundry room. Upstairs you are outfitted with a large Master Suite and DUAL SINK ENSUITE! The second and third bedrooms are a great size and can accommodate for growing families. Downstairs features another large bedroom and Recreation/Flex space for media and entertainment, or personal gym/yoga space. Lots of room for storage as well. This home features 2 new furnaces (2022), New Refrigerator and New

Inductive Cook-Top Stove, as well as NEW ACRYLIC EXTERIOR STUCCO, a great upgrade that will provide many years of exterior beauty! Do not forget the attached 2 car garage to complete this great MOVE-IN READY family home. Located on one of the most desirable streets in all of Sundance, come and view it today!