



**14 Sun Harbour Way SE
Calgary, Alberta**

MLS # A2299307



\$924,995

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,488 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Inclusions: Shed, Fridge in Basement

**** Open House April 11th Noon - 3:00 and April 12th Noon - 3:00**** This warm and inviting home in the lake community of Sundance, is ready for you! This meticulously maintained 5-bedroom, 3.5 bathroom home offers over three levels of beautifully detailed living space, designed for both entertaining and everyday. The main floor has been thoughtfully reimagined, and showcases rich cherry hardwood flooring and a flowing layout. The gourmet kitchen impresses with custom solid cherry cabinetry, granite countertops, a gas range, and extensive custom pantry shelving that blends style and function, a sunny nook for quick dinners and a formal dining room for gatherings with family and friends. Upstairs, four generous sized bedrooms provide the ideal family layout. The primary retreat is a true sanctuary, featuring a fully renovated spa-inspired ensuite complete with a deep soaker tub, in-floor heating, and a custom walk-in closet. All bathrooms throughout the home have been tastefully updated, with the custom cabinetry, and the refined staircase adds a striking and welcoming entrance. Extensive upgrades enhance both comfort and peace of mind, including the full replacement of Poly-B plumbing (2026), brand new furnaces (2026), and newer (2024, 2022) hot water tanks. The fully developed lower level offers exceptional versatility, highlighted by a cozy river rock fireplace, an additional bedroom, full bathroom, and expansive space ideal for media, fitness, hobbies or crafting. Step outside to your private backyard oasis with mature landscaping, lush gardens, a beautiful patio, and a pergola, creating the perfect backdrop for summer entertaining or quiet relaxation. Completing the home is a large double attached garage, lake access, and effortless access to Stoney, MacLeod and Deerfoot Trails.