



**78 Suncanyon Way SE
Calgary, Alberta**

MLS # A2135119



\$999,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,120 sq.ft.	Age:	1988 (36 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Asphalt, Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: Refrigerator in basement, Electric Stone in Basement, Dishwasher in basement , Washer/Dryer in Basement

Welcome to the prestigious lake community of Sundance! This stunning 6-bedroom, 5-bathroom house is a rare gem, boasting nearly 4000 ft² of living space and a 3 bed, 3 bath illegal suite. Situated on a nearly 7000ft² corner lot, and just steps from Fish Creek Park and Lake Sundance, you'll love relaxing in your huge private yard, that was freshly landscaped and features perennials, garden beds an apple tree as well as a custom built heated & wired greenhouse with adjustable grow lights, so you can get a jump on spring. The home itself features vaulted ceilings, an oversized double garage, and a cozy fireplace. With all Poly B piping removed and a custom kitchen on the main level. The main floor primary has a custom built, wheel-chair accessible shower as well as it's own laundry room which is separate from the basement laundry! This home is move-in ready and has generated the current owners hundreds of thousands of dollars in revenue since they've owned it! It's a very unique home and is perfect for a revenue generator, mortgage helper, or a multi-generational family that needs a lot of bedrooms! Don't miss out on the opportunity to live in this desirable community with top-rated schools and endless recreational activities and access to Canada's largest urban park just steps away. We'd love to accommodate your showings and would invite you to check out the last picture of the gallery for a more detailed summary of features and updates!