



**33 Sunhaven Close SE  
Calgary, Alberta**

**MLS # A2152913**



**\$819,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,446 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Natural Woodwork		

**Inclusions:** NA

Location, location, location.....with a BRAND NEW ROOF! This exceptional 5-bedroom home is a true gem, perfectly situated to provide both convenience and comfort. Imagine the ease of being just a three-minute walk from the local school, making morning drop-offs and afternoon pick-ups a breeze. For those who love the outdoors, a serene lake is just a four-minute stroll away, offering a perfect spot for weekend picnics, evening walks, and a variety of recreational activities. Step inside to discover a thoughtfully designed layout that caters to all your needs. The main level features a rare and desirable bedroom, perfect for guests, a home office, or multigenerational living. The open-concept living and dining areas are bright and welcoming, ideal for both entertaining and everyday family life. The well-appointed kitchen offers ample counter space and modern appliances, making meal preparation a delight. Upstairs, you'll find additional bedrooms that are spacious and filled with natural light, providing cozy retreats for family members. The fully finished basement offers even more living space, perfect for a home theater, playroom, or fitness area. Storage won't be an issue with plenty of room for all your belongings. Outside, the double attached garage provides convenience and security for your vehicles and extra storage. The backyard is a private oasis, perfect for barbecues, gardening, or simply relaxing after a long day. This home truly has it all: an unbeatable location, spacious and versatile living areas, and modern conveniences. Don't miss the chance to make this ideally situated and beautifully maintained house your new home. Schedule a viewing today and experience the perfect blend of comfort and convenience!

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