



**20 Sun Harbour Close SE
Calgary, Alberta**

MLS # A2197945



\$820,000

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,959 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to 20 Sun Harbour Close SE, a beautifully updated 3-level split home in the sought-after lake community of Sundance. This charming property offers a functional layout with modern upgrades and a prime location near shopping, amenities, Fish Creek Park, and scenic walking and bike paths. The home features a bright and inviting main floor with a spacious living room, complete with a cozy wood-burning fireplace and a mini bar, perfect for entertaining. The newly renovated kitchen boasts newer appliances, a natural gas stove, soft-close drawers and cupboards, and a convenient breakfast bar. Sliding door access from the living room and an additional door from the kitchen provide seamless entry to the large backyard, which includes a shed and a BBQ gas line hookup. The south-facing front of the home allows for plenty of natural light, enhancing the warm and welcoming atmosphere. Upstairs, you'll find three well-sized bedrooms, including a primary suite with a large walk-in closet. The updated bathrooms feature a newer dual rainfall shower with dual bench seating and a jetted tub in the other bath. The lower level offers additional functionality with a bathroom, office space, extra storage, and a laundry room. The fully developed basement provides even more living space, ideal for a recreation room while under-stair storage maximizes storage space. This home is designed for comfort and efficiency, featuring air conditioning, a Vacuflo system, a rebuilt furnace with a new motor, and a hot water tank that is only two years old. The property also boasts hardwood flooring, carpet and tile upstairs, knockdown ceilings, and durable hardie board siding. A double garage with 2 additional driveway parking spots adds convenience for guests. With lake access, excellent schools, and plenty of nearby amenities, this home is the perfect blend of style,

function, and location.