



# 47 Sun Canyon Park Calgary Alberta

\$1,049,000

Enjoy "every morning" having coffee in your kitchen or on your deck, watching the sun rise and all the wildlife in your backyard. Backing onto fish creek on one of the premier streets in Sundance with no one behind you for miles. Having the morning sun is a dream, even from your master bedroom and or ensuite views. It just doesn't get any better. What a pleasure this home is to have as a listing. We'll be sorry to see it go. Starting with a grand entryway, is just the beginning to how large & beautiful this home flows. Built by Cardel the openness and warm sunlight feeling is apparent. If you want space in every room to entertain or hide you have it. From vaulted ceilings to hardwood/tile floors, the living room and formal dining room shows off what's to come. The kitchen with its granite counter tops, island and outstanding view is the pivotal point of the home, sure step out on your deck, have your coffee and watch that wildlife. An entertainers dream or just a busy family with loads of room to move around or skip over to the extremely large cozy family room with its gas/log fireplace and built in bookshelves and settle in. Overly large main floor laundry/mud room 2 piece bathroom is convenient for everyone and next to that the real treat is your 3 car garage for just that or storage & work space. Upstairs which boast 4 bedrooms once again the huge Master and ensuite has the most incredible unobstructed views letting morning sun in to start your day. One of the best ensuites going with jetted tub tile flooring, his /her sinks and perfect powder makeup area. 3 more very generous sized bedrooms as well as a 5 piece bathroom compliments the upper floor. And then the fully developed basement, with a fabulous entertainment room or just simply get away go hide space. A full walk out, near the wet bar would be perfect for a hot tub outside. Too much company! There...

Primary Bedroom 17.08 Ft x 13.92 Ft  
 Bedroom 10.08 Ft x 9.67 Ft  
 Bedroom 11.92 Ft x 10.08 Ft  
 Bedroom 13.25 Ft x 11.17 Ft  
 5pc Bathroom 13.25 Ft x 4.92 Ft  
 5pc Bathroom 13.67 Ft x 13.25 Ft

3pc Bathroom 7.17 Ft x 6.75 Ft  
 Other 13.33 Ft x 13.17 Ft  
 Dining room 11.50 Ft x 10.92 Ft  
 Breakfast 10.50 Ft x 9.33 Ft  
 Living room 16.42 Ft x 13.33 Ft  
 Family room 17.92 Ft x 13.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX First



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Living room 14.33 Ft x 13.33 Ft

2pc Bathroom 6.33 Ft x 4.58 Ft

Recreational, Games room 19.17 Ft x 15.75 Ft

Laundry room 8.92 Ft x 6.33 Ft

Bedroom 11.25 Ft x 10.33 Ft