



## 87 Sun Harbour Close Calgary Alberta

\$665,000

OPEN HOUSE SATURDAY & SUNDAY SEPT 13th & 14th, 2-4 PM! ABSOLUTELY INCREDIBLE PRICE! Welcome to Sun Harbour Close in the sought-after lake community of Sundance, where this beautifully maintained, custom-built family home combines timeless craftsmanship with thoughtful design. From the moment you step inside, you'll notice the impressive vaulted ceilings that fill the main living areas with light and create an open, airy feel. The floor plan offers both a formal living and dining room for entertaining, plus a cozy family room with custom built ins and a charming wood burning fireplace; perfect for gathering on cooler evenings. A rough-in for a wet bar in the great room adds extra potential for hosting. The main level also features a versatile bedroom or home office, a convenient laundry/mudroom, and Levelor blinds for easy light and privacy control. Upstairs, the primary suite is a peaceful retreat with its own ensuite bathroom, while the second and third bedrooms (currently combined into one large space) can easily be separated again to suit your needs. A full 4-piece bath serves the upper level. The fully developed basement expands your living space with a cozy gas fireplace, built-in bed nook in the rec area, plenty of open space for activities, and smart built-ins for storage. You'll also find an under the stairs storage nook and a huge crawl space for keeping everything neatly organized. Step outside to your own private oasis with mature trees, a pergola, hot tub, and two separate patios offering plenty of outdoor living options. Relax in the hot tub or simply enjoy the peace and privacy provided by the mature trees, and the laneway behind giving you that added separation. Additional highlights include: Newer Furnace (2018), New Roof (2018), oak cabinetry, vintage and functional intercom system throughout, and vacu-flo. You'll love the lifestyle that comes with...

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.67 Ft x 12.00 Ft

Bedroom 9.92 Ft x 10.00 Ft

Primary Bedroom 12.50 Ft x 15.33 Ft

Den 5.92 Ft x 4.67 Ft

Bedroom 9.83 Ft x 8.50 Ft

Breakfast 8.58 Ft x 11.33 Ft

Dining room 13.25 Ft x 7.17 Ft

Family room 19.17 Ft x 12.92 Ft

Kitchen 9.08 Ft x 12.00 Ft

Laundry room 5.25 Ft x 7.17 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.kaitlinsoldit.com/>



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Recreational, Games room 24.17 Ft x 30.83 Ft      Living room 11.58 Ft x 14.17 Ft

2pc Bathroom Measurements not available