



## 73 Sunhaven Close Calgary Alberta

\$799,900

This is it!! Welcome to this amazing 5-bedroom family home in the highly sought after lake community of Sundance. Rarely will you find a home this well cared, in move is ready condition, with Lake access privileges. As you walk in the front door, you will immediately feel the quality and care that this house has to offer. The main floor features a formal living and dining room, a bright, fully equipped kitchen, sunny breakfast nook, inviting family room with gas fireplace and patio doors leading to a fantastic backyard. Imagine hosting BBQs with friends, kids and family on the composite deck with pergola and a fully fenced backyard where you can swing from the trees. Completing the main floor is a half bath and laundry room. Upstairs, you will find 4 bedrooms which is very rare! Discover the amazing primary suite which offers a wonderful retreat after a long day. Relax in the spa-like renovated 4 - piece ensuite with soaker tub and enjoy the ample walk-in closet. Additionally, there are 3 more spacious bedrooms that share an updated 4-piece bathroom. The fully developed basement offers another family room that is ideal for movie nights, a flex room that is perfect for a home gym, a large bedroom for hosting guests or a teenager and a large 3-piece bathroom featuring a beautiful sauna! In addition to these wonderful features, this home also has had no pets, is non-smoking, poly B has been removed, has central air conditioning, fresh paint, newer carpet & blinds, a new hot water tank (2024), new basement bedroom window (2025), new humidifier (2026), new dishwasher & washing machine (2026). If this wasn't enough, enjoy Lake access all year-round including paddling, swimming, fishing, beach access, tennis, skating, games room and so much more. This home is also close to schools, parks, paths, shopping, transit, entertainment and is quick to main arteries ...

Primary Bedroom 12.17 Ft x 14.67 Ft

Bedroom 11.17 Ft x 13.17 Ft

Bedroom 11.33 Ft x 9.58 Ft

Bedroom 10.75 Ft x 9.67 Ft

4pc Bathroom 12.08 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 7.17 Ft

Bedroom 11.75 Ft x 11.83 Ft

3pc Bathroom 9.67 Ft x 11.67 Ft

Living room 12.08 Ft x 19.25 Ft

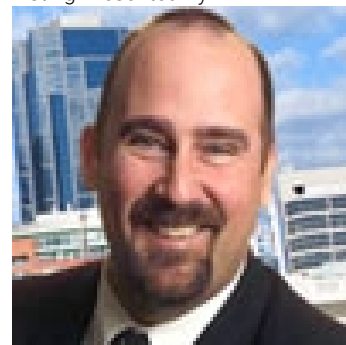
Dining room 14.08 Ft x 9.67 Ft

Family room 14.83 Ft x 12.25 Ft

Kitchen 9.50 Ft x 12.17 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 16.58 Ft x 17.33 Ft

Breakfast 7.08 Ft x 14.08 Ft

Exercise room 19.50 Ft x 9.08 Ft

2pc Bathroom 5.08 Ft x 5.92 Ft