



# 78 Suncanyon Way Calgary Alberta

\$999,900

Welcome to the prestigious lake community of Sundance! This stunning 6-bedroom, 5-bathroom house is a rare gem, boasting nearly 4000 ft<sup>2</sup> of living space and a 3 bed, 3 bath illegal suite. Situated on a nearly 7000ft<sup>2</sup> corner lot, and just steps from Fish Creek Park and Lake Sundance, you'll love relaxing in your huge private yard, that was freshly landscaped and features perennials, garden beds an apple tree as well as a custom built heated & wired greenhouse with adjustable grow lights, so you can get a jump on spring. The home itself features vaulted ceilings, an oversized double garage, and a cozy fireplace. With all Poly B piping removed and a custom kitchen on the main level. The main floor primary has a custom built, wheel-chair accessible shower as well as it's own laundry room which is separate from the basement laundry! This home is move-in ready and has generated the current owners hundreds of thousands of dollars in revenue since they've owned it! It's a very unique home and is perfect for a revenue generator, mortgage helper, or a multi-generational family that needs a lot of bedrooms! Don't miss out on the opportunity to live in this desirable community with top-rated schools and endless recreational activities and access to Canada's largest urban park just steps away. We'd love to accommodate your showings and would invite you to check out the last picture of the gallery for a more detailed summary of features and updates! (id:6769)

Bedroom 20.83 Ft x 12.83 Ft  
3pc Bathroom 9.67 Ft x 4.92 Ft  
Bedroom 16.83 Ft x 10.83 Ft  
3pc Bathroom 8.33 Ft x 6.17 Ft  
Bedroom 15.25 Ft x 13.00 Ft  
4pc Bathroom 9.67 Ft x 5.00 Ft  
Breakfast 9.17 Ft x 8.92 Ft

Dining room 11.00 Ft x 9.00 Ft  
Family room 16.75 Ft x 16.25 Ft  
Primary Bedroom 17.92 Ft x 12.92 Ft  
5pc Bathroom 12.50 Ft x 8.25 Ft  
Bedroom 14.25 Ft x 10.42 Ft  
Bedroom 13.92 Ft x 10.58 Ft  
4pc Bathroom 7.42 Ft x 5.58 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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