



THE
A-TEAM

**RE/MAX
FIRST**

840 SUNCASTLE Road, Calgary T2X 2L3

MLS®#: **A2133160** Area: **Sundance** Listing Date: **05/22/24** List Price: **\$975,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1985**
Lot Information
 Lot Sz Ar: **6,695 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,850**
 Low Sqft:
 Ttl Sqft: **2,850**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Gazebo,Level,Rectangular Lot,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Built-in Barbecue,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,See Remarks,Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 13`4"
Kitchen	Main	19`0" x 12`5"
Family Room	Main	16`5" x 13`11"
Laundry	Main	9`5" x 10`5"
Bedroom	Second	12`10" x 13`10"
Bedroom	Second	9`10" x 13`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`7" x 12`9"
Breakfast Nook	Main	18`10" x 10`4"
Office	Main	11`8" x 10`1"
Bedroom - Primary	Second	17`2" x 14`8"
Bedroom	Second	11`6" x 21`9"
Game Room	Lower	30`4" x 25`2"

Other
2pc Bathroom
4pc Bathroom

Lower
Main
Second

16`9" x 12`7"
0`0" x 0`0"
0`0" x 0`0"

Storage
5pc Ensuite bath

Lower
Second

18`6" x 33`8"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8510733

Zoning:
R-C1

Remarks

Pub Rmks:

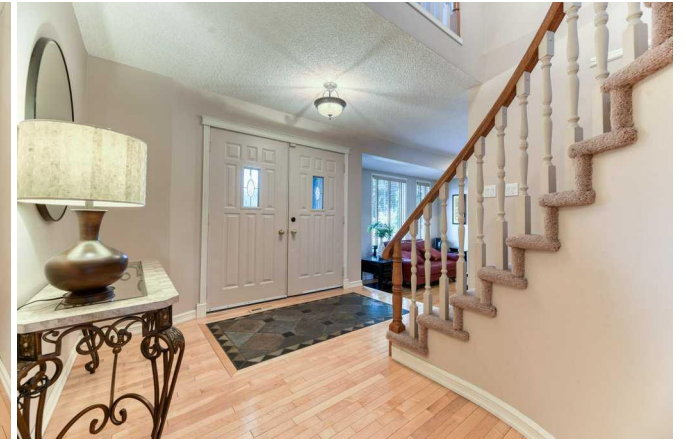
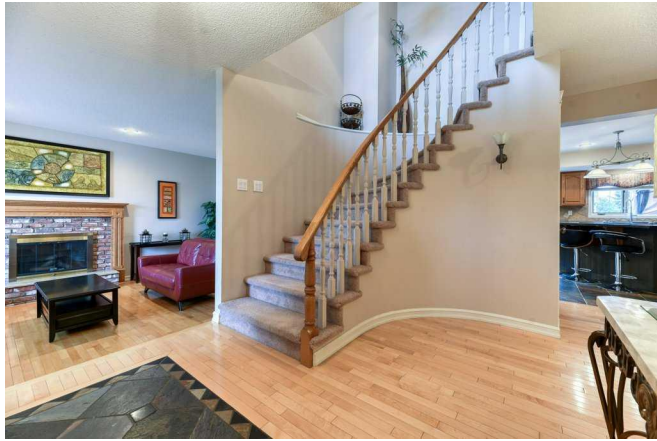
Welcome to luxury living in the prestigious estate area of Lake Sundance! This stunning 2,850 sq ft 2-storey home, located across from Lake Homes, with a fully developed basement and triple attached garage offers the perfect blend of elegance and functionality, ideal for families seeking their dream home. As you step inside, you'll be greeted by an inviting open floor plan featuring a graceful curved staircase and soaring ceilings. The bright living room, complete with a charming brick fireplace, flows seamlessly into the spacious dining room, setting the stage for memorable gatherings. Prepare to be inspired in the gourmet kitchen, adorned with granite countertops and built-in appliances. The expansive island serves as the heart of the home, perfect for entertaining friends and family. Adjacent to the kitchen, the cozy family room with fireplace opens onto a huge newer deck, complete with a gazebo and outdoor brick fireplace, offering the perfect spot for outdoor relaxation and enjoyment. Retreat to the primary bedroom suite, boasting a king-size layout and a private ensuite oasis featuring dual sinks, soaker tub and a lavish walk-in shower, reminiscent of a spa retreat. Three additional generous bedrooms and a well-appointed 4-piece bathroom complete the upper level, including a front bedroom with a tranquil covered balcony offering picturesque views of Lake Sundance and the mountains beyond. The air conditioned main floor also features a convenient office and a laundry room adding practicality and convenience to daily life. Downstairs, the fully finished basement provides endless entertainment possibilities, with a large recreation room and an additional flex room, as well as a spacious storage room with shelving for all your organizational needs. Outside, the beautifully landscaped backyard offers a true oasis for outdoor living, with a meticulously designed deck perfect for hosting gatherings and creating lasting memories with loved ones. Residents of Lake Sundance enjoy access to a wide range of year-round activities, including swimming, fishing, boating, and ice skating, as well as nearby parks and playgrounds. Conveniently located just steps away from Sundance Lake, residents also enjoy easy access to essential amenities such as grocery stores, restaurants, and shops. With excellent schools from kindergarten to grade 12, proximity to Fish Creek Park, and easy commuting via Stoney Trail, McLeod Trail, and Deerfoot Trail, this home truly offers the best of both worlds for families seeking an exceptional lifestyle in Calgary. Don't miss your chance to experience the luxury and comfort of this cherished family home. Call now to schedule your private viewing and make your dreams a reality!

Inclusions:
Property Listed By:

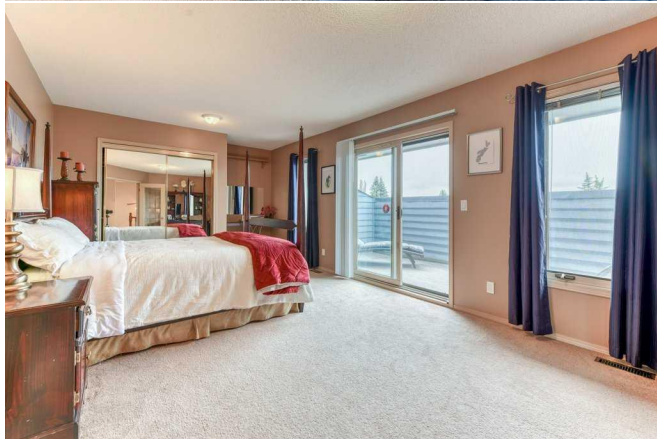
**Gazebo on Deck, Refrigerator downstairs
RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













840 Suncastle Rd SE, Calgary, AB

Main Floor Exterior Area 1537.72 sq ft
Interior Area 1445.25 sq ft
Excluded Area 579.25 sq ft

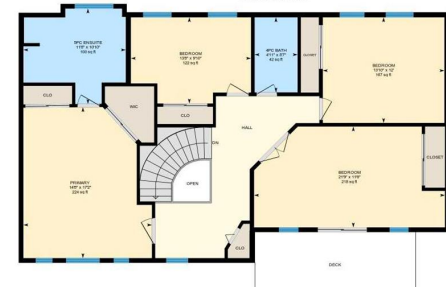


PREPARED: 2024/05/21

White regions are excluded from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

840 Suncastle Rd SE, Calgary, AB

2nd Floor Exterior Area 1312.82 sq ft
Interior Area 1228.04 sq ft
Excluded Area 17.91 sq ft



PREPARED: 2024/05/21

White regions are excluded from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1158.63 sq ft
Interior Area 1082.73 sq ft
Excluded Area 211.73 sq ft



PREPARED: 2024/02/21



While regions are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.