



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 SUNHAVEN Close, Calgary T2X 2W2**

MLS®#: **A2152913**      Area: **Sundance**      Listing Date: **07/26/24**      List Price: **\$819,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **5,704 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,446**  
 Low Sqft:  
 Ttl Sqft: **2,446**

DOM

**52**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bar,Breakfast Bar,Closet Organizers,Natural Woodwork**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	21`6" x 11`10"	Living Room	Main	15`8" x 13`0"
Family Room	Lower	19`0" x 12`7"	Kitchen	Main	12`1" x 11`2"
Game Room	Lower	17`0" x 7`4"	Laundry	Main	7`0" x 5`2"
Breakfast Nook	Main	8`11" x 8`11"	Furnace/Utility Room	Lower	24`8" x 18`9"
Bedroom - Primary	Second	24`3" x 13`0"	Bedroom	Second	13`0" x 11`9"
Bedroom	Second	11`9" x 11`6"	Bedroom	Main	11`8" x 11`5"
Bedroom	Lower	14`11" x 10`1"	2pc Bathroom	Main	

**3pc Bathroom**  
**5pc Ensuite bath**

**Lower**  
**Second**

**5pc Bathroom**

**Second**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8710809**

Remarks

Pub Rmks:

**Location, location, location.....with a BRAND NEW ROOF! This exceptional 5-bedroom home is a true gem, perfectly situated to provide both convenience and comfort. Imagine the ease of being just a three-minute walk from the local school, making morning drop-offs and afternoon pick-ups a breeze. For those who love the outdoors, a serene lake is just a four-minute stroll away, offering a perfect spot for weekend picnics, evening walks, and a variety of recreational activities. Step inside to discover a thoughtfully designed layout that caters to all your needs. The main level features a rare and desirable bedroom, perfect for guests, a home office, or multigenerational living. The open-concept living and dining areas are bright and welcoming, ideal for both entertaining and everyday family life. The well-appointed kitchen offers ample counter space and modern appliances, making meal preparation a delight. Upstairs, you'll find additional bedrooms that are spacious and filled with natural light, providing cozy retreats for family members. The fully finished basement offers even more living space, perfect for a home theater, playroom, or fitness area. Storage won't be an issue with plenty of room for all your belongings. Outside, the double attached garage provides convenience and security for your vehicles and extra storage. The backyard is a private oasis, perfect for barbecues, gardening, or simply relaxing after a long day. This home truly has it all: an unbeatable location, spacious and versatile living areas, and modern conveniences. Don't miss the chance to make this ideally situated and beautifully maintained house your new home. Schedule a viewing today and experience the perfect blend of comfort and convenience!**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Landan Real Estate**

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