



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SUNCASTLE Place, Calgary T2X 2V2**

MLS® #: **A2173240**      Area: **Sundance**      Listing Date: **10/17/24**      List Price: **\$1,950,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **7,620 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,083**  
 Low Sqft:  
 Ttl Sqft: **3,083**

DOM

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

Parking

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

Access:

Lot Feat: **Beach, Close to Clubhouse, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Gentle Sloping**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Covered Courtyard, Dock, Fire Pit, Private Yard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	9'0" x 6'6"	Dining Room	Main	11'1" x 13'6"
Family Room	Main	17'2" x 14'9"	Foyer	Main	9'10" x 7'5"
Kitchen	Main	17'5" x 15'6"	Living Room	Main	13'0" x 20'1"
Office	Main	12'1" x 11'5"	Laundry	Main	15'9" x 8'9"
Storage	Main	5'8" x 6'3"	2pc Bathroom	Main	6'0" x 5'2"
Bedroom	Second	13'8" x 15'7"	Bedroom	Second	11'9" x 12'7"
Bedroom	Second	14'3" x 15'11"	Bedroom - Primary	Second	22'2" x 14'7"
Walk-In Closet	Second	12'0" x 6'4"	4pc Bathroom	Second	5'1" x 10'2"
5pc Ensuite bath	Second	13'10" x 10'10"	Bedroom	Basement	14'9" x 9'1"

**Game Room**  
**4pc Bathroom**

**Basement**  
**Basement**

**43`10" x 22`1"**  
**8`7" x 5`4"**

**Storage**

**Basement**

**29`5" x 8`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911779**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to LAKE FRONT LUXURY LIVING in the serene community of Sundance. This stunning original owner home has a perfect balance of comfort and elegance. Situated on a quiet cul-de-sac, this home has over 4600 square feet of beautiful living space. As you walk in the front door you are greeted by vaulted ceilings, a spacious living room with a gas fireplace and ample natural light. A large main floor office is ideal for working professionals. As you move towards the kitchen and family room you will notice the beauty of the lake is captured through every window. The kitchen is open and ideal for entertainment and family dinners, compete with an island with cooktop, granite countertops and SS appliance. An adorable breakfast nook is perfect to enjoy your morning coffee. Step out to your large south facing deck where you can BBQ, bath in the sun or entertain your family and friends. An elegant dining room completes the living spaces on the main floor. As you move up to the upper floor, you have 3 large and well-appointed bedrooms and a 4-pc main updated bathroom. The primary bedroom is bright and spacious, complete with a 5pc ensuite and a walk-in closet. Your primary suite has a balcony to enjoy all the beauty of your backyard and private dock. As you move down to the basement you have a large recreation room complete with a fireplace, 5th bedroom and 4pc bathroom. In addition is a large storage room for all your storage needs. As you step out to your breath-taking backyard you are embraced by the lake where you can enjoy swimming, fishing and boating from your private dock. Or enjoying a fire and s'mores on the patio. This opportunity for lake shore living is rare and could be yours!**

Inclusions:  
Property Listed By:

**Pool table, Dining room table, dining room hutch - Negotiable**  
**Nineteen 88 Real Estate**

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













