



THE
A-TEAM

**RE/MAX
FIRST**

34 SUN HARBOUR Way, Calgary T2X 3C6

MLS®#: **A2176382**

Area: **Sundance**

Listing Date: **11/01/24**

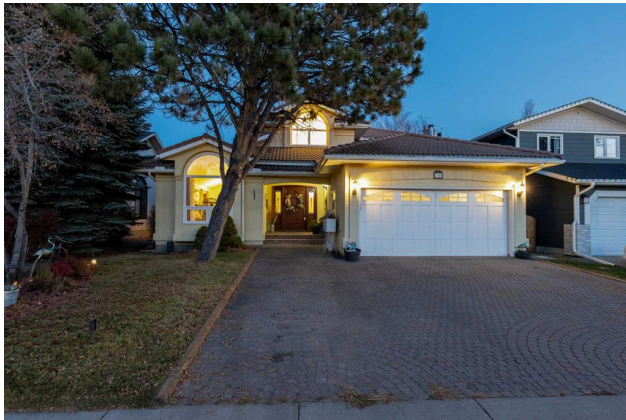
List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,554 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,628**

Low Sqft:

Ttl Sqft: **2,628**

DOM

19

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Marble,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 12`6"
Family Room	Main	17`3" x 13`0"
Bedroom	Upper	13`0" x 12`0"
Hobby Room	Basement	24`5" x 20`6"
Dining Room	Main	14`0" x 12`6"
Laundry	Main	11`5" x 8`5"

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`7"
Bedroom - Primary	Main	16`0" x 14`0"
Bedroom	Basement	15`4" x 10`10"
Furnace/Utility Room	Basement	27`5" x 14`8"
Breakfast Nook	Main	9`11" x 9`6"
Bedroom	Upper	14`0" x 14`0"

Bedroom
Office
4pc Bathroom
3pc Bathroom

Upper
Basement
Upper
Basement

13`0" x 13`0"
11`5" x 7`6"

Family Room
2pc Bathroom
4pc Ensuite bath

Basement
Main
Main

16`10" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8811759

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to the fabulous lake community of Sundance. This gorgeous home boast over 4000 sq ft of development; featuring a total of five generous size bedrooms and 3.5 bathrooms. The minute you step into this home you will feel the warmth and comfort; from the soaring vaulted ceilings to the solidness of the hardwood flooring. Check out the amazing kitchen with the high gloss finishing on the cabinetry and the high-end stainless steel appliances featuring a Sub Zero refrigerator, built-in oven, a gorgeous gas range, and quartz countertops to complete the package. This home is suited for those wanting to entertain a large gathering with extra large dining room ad huge sunken family room with beautiful fireplaces in each of these rooms. A unique feature of this home is the main floor primary bedroom featuring a fabulous en-suite with a large custom built walk-in shower and a soaker tub along with a gas fireplace to keep you warm on those long cold winter nights. Along with this you have four large bedrooms; three in the upper level and one in the basement. This home also features Central Air Conditioning for year round comfort. The basement is fully developed featuring a second family room; a huge hobby room or games room, a bedroom along with a three piece bathroom, and a small office space. Sundance is a very well received family oriented community with fabulous walkways and pathways; close proximity to Fish Creek Park and if you enjoy golfing you are minutes away from Mackenzie Meadows golf course. Easy access in and out of the community with the completion of Stoney Trail. Be the first to view this gorgeous home; call for your private viewing today.**

Inclusions: **Hot Tub "AS IS WHERE IS"**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









