



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 SUNHAVEN Way, Calgary T2X 2N7**

MLS®#: **A2186118**

Area: **Sundance**

Listing Date: **01/16/25**

List Price: **\$725,000**

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: **4,068 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,148**  
Low Sqft:  
Ttl Sqft: **1,148**

DOM

**6**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`0" x 5`0"
Dining Room	Main	7`0" x 12`3"
Bedroom - Primary	Upper	10`6" x 13`3"
Bedroom	Upper	7`8" x 10`8"
3pc Ensuite bath	Upper	4`11" x 6`11"
Family Room	Lower	12`10" x 13`7"
Flex Space	Basement	13`7" x 17`4"

Room	Level	Dimensions
Kitchen	Main	12`1" x 12`3"
Living Room	Main	9`7" x 17`10"
Bedroom	Upper	8`0" x 10`6"
4pc Bathroom	Upper	4`11" x 8`0"
2pc Bathroom	Lower	6`11" x 7`1"
Office	Lower	7`9" x 10`10"
Furnace/Utility Room	Basement	13`3" x 13`11"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-CG**

**8410966**

Remarks

Pub Rmks: **This beautifully renovated 4-level split home in Sundance comes with a heated double attached garage. Located in a mature lake community, you'll enjoy year-round activities like swimming, boating, fishing, tennis, skating, Fish Creek Park and walking distance to two schools. The main floor features vaulted ceilings, luxury vinyl plank (LVP) flooring, a bright living room with an electric fireplace, and a modern white kitchen. The kitchen includes an induction stove, quartz countertops, a stylish backsplash and a garburator. A dedicated dining area opens to a low-maintenance backyard with a composite deck, two gas lines for BBQ, smoker or fire table, turf, a stone patio, and built-in outdoor speakers. The upper level includes a primary bedroom, large enough for king-sized bed, with a walk-in closet, a luxurious 3-piece ensuite, and remote-controlled blinds. Two additional bedrooms and a 4-piece bathroom with heated floors and a deep soaker tub complete this floor. The lower level offers a cozy family room with a wood-burning fireplace, a flex space, and a combined powder room/laundry area with extra storage. The basement can function as a gym and office with additional storage. Renovations over the past few years include updates to the kitchen, bathrooms, appliances, flooring, windows, doors, and landscaping. This home is move-in ready and perfect for enjoying all the perks of lake community living!**

Inclusions: **TV Mounts (Main Level & Family Room), TV Stand (Family Room), Cabinet/Hutch (Family Room), Bedroom Wardrobes (kids rooms x2)**

Property Listed By: **CIR Realty**

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











