



THE
A-TEAM

**RE/MAX
FIRST**

11 SUNCASTLE Place, Calgary T2X 2V2

MLS®#: **A2198331** Area: **Sundance** Listing Date: **03/04/25** List Price: **\$1,849,999**
 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: **7,943 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,951**
 Low Sqft:
 Ttl Sqft: **2,951**

DOM
6
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Beach,Close to Clubhouse,Lake,Landscaped,No Neighbours Behind**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Boat Slip** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 17`11"	Dining Room	Main	11`2" x 14`6"
Kitchen	Main	17`8" x 15`4"	Breakfast Nook	Main	8`11" x 6`6"
Family Room	Main	16`8" x 14`5"	Den	Main	12`0" x 11`7"
Laundry	Main	15`10" x 8`8"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	22`2" x 14`6"	Bedroom	Upper	11`8" x 12`2"
Bedroom	Upper	13`2" x 12`7"	Bedroom	Upper	13`5" x 12`4"

4pc Bathroom
Game Room
4pc Bathroom

Upper
Lower
Lower

43`9" x 22`1"

5pc Ensuite bath
Other

Upper
Lower

17`5" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911779

Zoning:
R-CG

Remarks

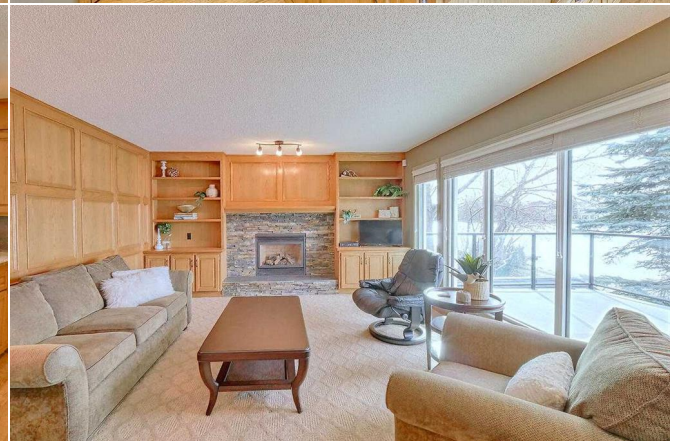
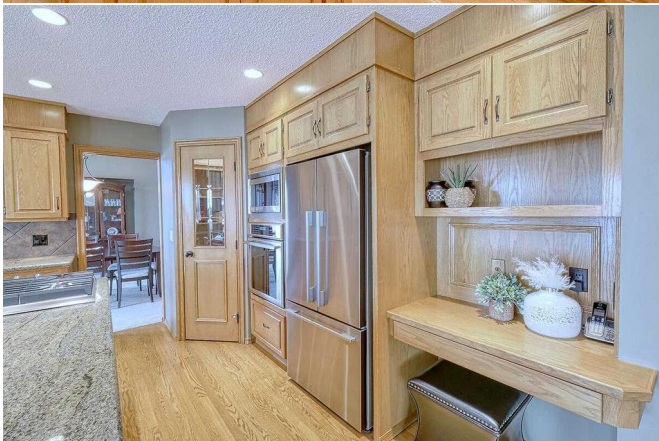
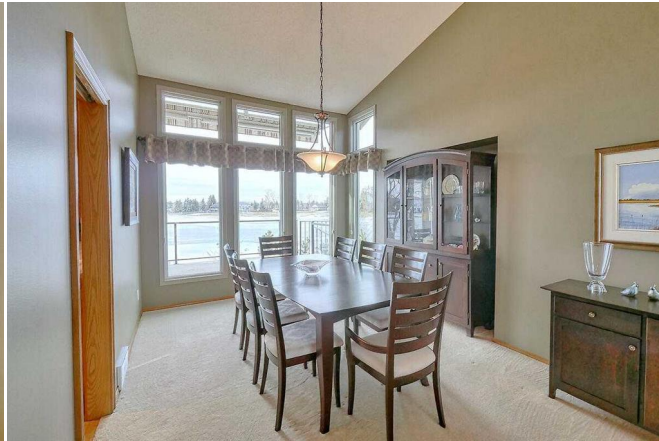
Pub Rmks: **Welcome to luxury living on the Lake in Sundance. This family home is located on a quiet cul-de-sac close to neighborhood schools. It offers Full South Exposure, with year around recreation (swimming, fishing, boating, skating and tobogganing). Private dock. Triple attached garage. 2951 sq.ft with a fully developed walk out level. Four bedrooms up, main floor den/office, main floor laundry with plenty of storage, walk out level has a huge rec-room area (includes pool table) and wet bar. Loads of built-ins throughout. Large upper deck recently (2021) renovated with new duradeck, railings, stairs and a lower covered patio area. Gourmet kitchen with almost new stainless steel appliances, counter cook top, built in oven, loads of counter/cupboard space. Triple pane windows (upper & main floor), 2 air conditioning units and 2 furnaces (2021), central vac-system, and underground sprinklers. Upgraded roof shingles and skylight in 2018. This is a beautiful lake front home perfect for family gatherings and entertaining.**

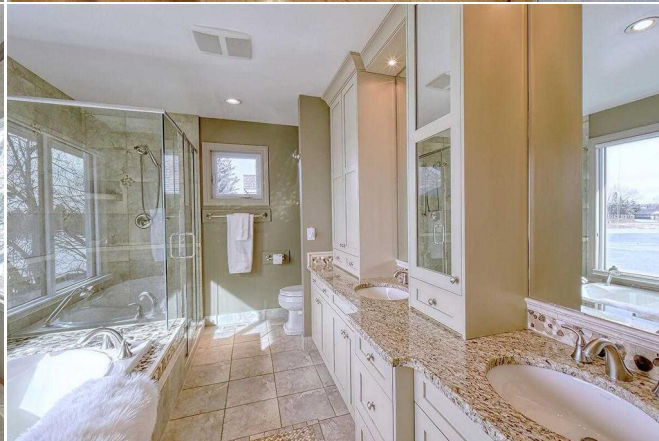
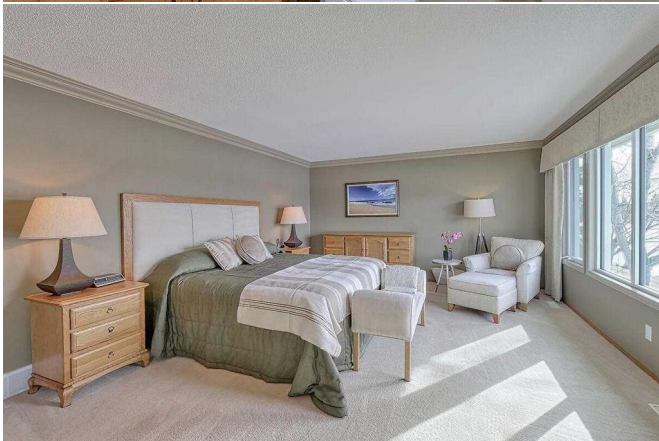
Inclusions: **retractable hood fan, pool table, garden shed, fridge & freezer in basement**

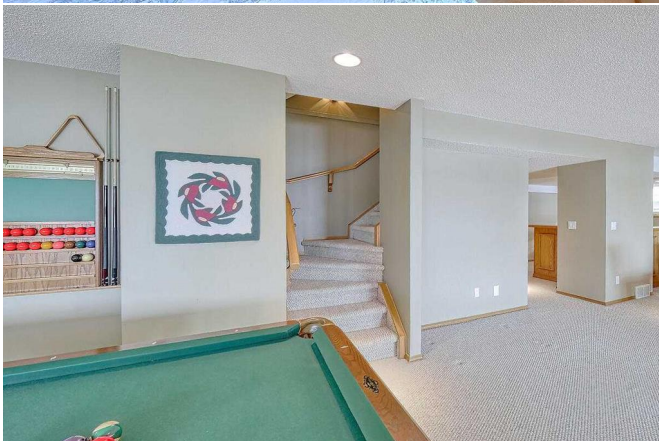
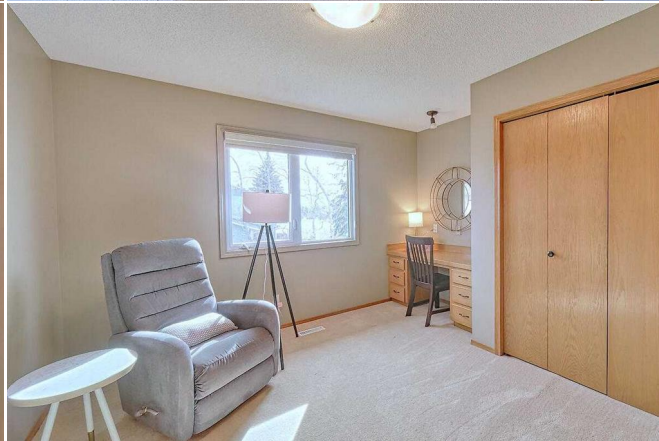
Property Listed By: **RE/MAX Landan Real Estate**

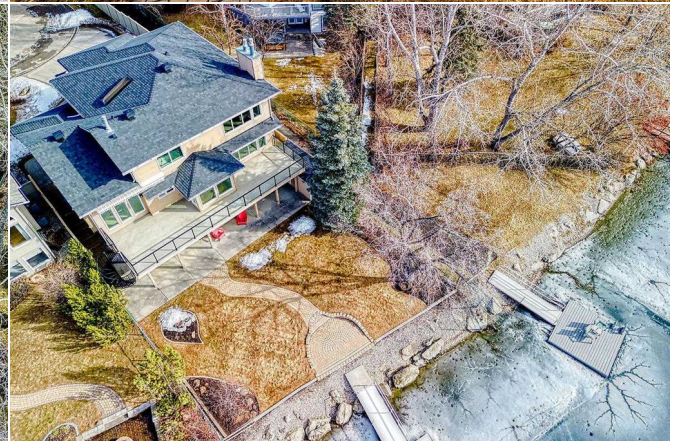
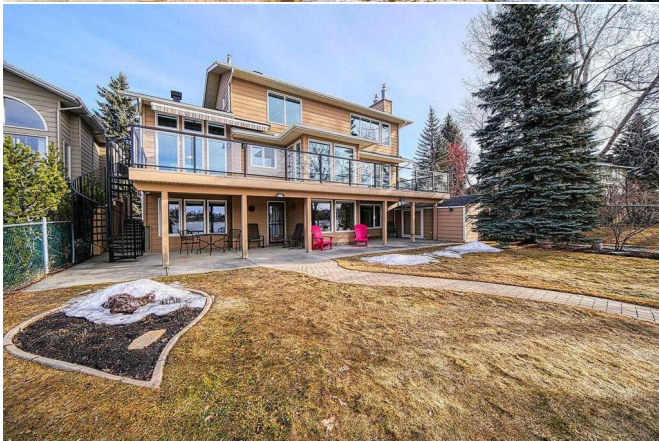
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

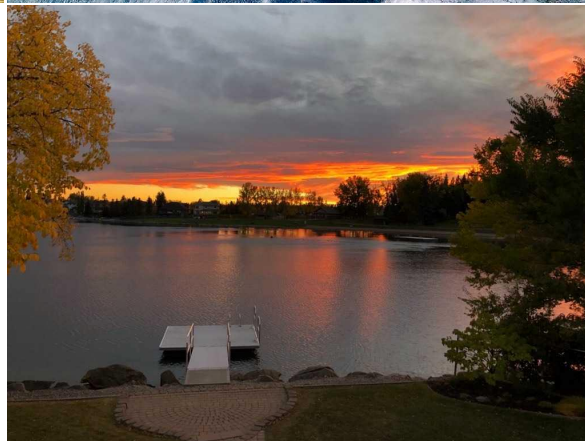
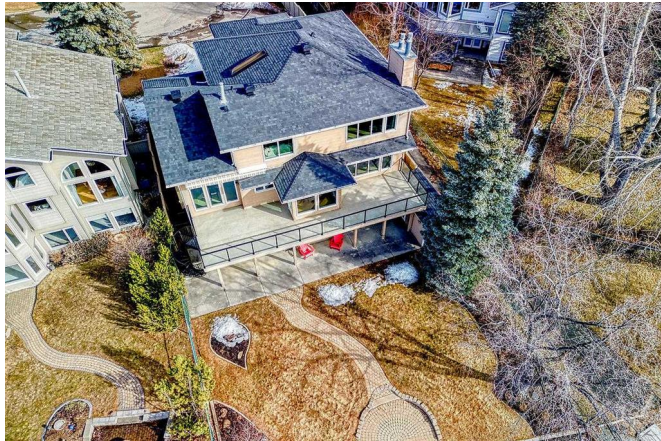














11 Suncoast Pl SE, Calgary, AB



Address: 11 Suncoast Pl SE, Calgary, AB T2X 2V2
Property Status: Occupied
Realtor: M. Shohar
Realty: RE/MAX Landon Real Estate
Main Floor: 1413.55 sq ft / 133.82 m²
Second Floor: 1206.07 sq ft / 112.05 m²
Basement: 1302.81 sq ft / 120.81 m²
Garage: 62.8 sq ft / 5.79 m²
RECA #MS: 2951.62 sq ft / 274.21 m²

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