

836 SUNCASTLE Road, Calgary T2X 2L3

MLS® #: **A2205597** Area: **Sundance** Listing Date: **03/26/25** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 09-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1986**
 Lot Information
 Lot Sz Ar: **6,738 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,364**
 Low Sqft:
 Ttl Sqft: **2,364**

DOM

25
 Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks, Underground Sprinklers, Views, Yard Lights**
 Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Garden, Lighting, Storage**

Construction: **Brick, Cedar, Wood Frame**
 Flooring: **Carpet, Hardwood, Slate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bathroom Rough-in, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`6"	Dining Room	Main	11`9" x 7`0"
Family Room	Main	13`7" x 16`9"	Foyer	Main	8`1" x 6`3"
Kitchen	Main	13`8" x 20`11"	Living Room	Main	13`8" x 14`4"
3pc Ensuite bath	Upper	9`8" x 7`5"	4pc Bathroom	Upper	5`4" x 8`6"

Bedroom
Loft
Bonus Room

Upper
Upper
Upper

8`9" x 9`6"
15`9" x 9`5"
18`7" x 14`3"

Bedroom
Bedroom - Primary
Bedroom

Upper
Upper
Upper

11`4" x 9`9"
15`10" x 13`2"
9`4" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8510733

Zoning:
R-CG

Remarks

Pub Rmks:

****Open House Saturday April 19 from 1 - 4pm**** Nestled on the prestigious Suncastle Road in the sought-after community of Sundance, this exceptional estate home exudes charm and sophistication. Known as the finest street in the neighborhood, properties on Suncastle Road are rarely available, and this one-of-a-kind residence is a true standout, offering breathtaking curb appeal with its wide cedar and concrete steps and serene views of the adjacent lake. The interior showcases gleaming hardwood floors throughout, creating a seamless flow of elegance. The main floor is a masterpiece of design, boasting a grand front room currently utilised as a formal dining and entertaining space, complete with a wood-burning fireplace enveloped in a custom stone surround and mantel. The kitchen is nothing short of extraordinary, with an array of maple cabinets featuring pull-out drawers, luxurious granite countertops, a subway-tiled backsplash, and slate-tiled flooring. Culinary enthusiasts will marvel at the high-end appliance package, including a Dacor gas range, a secondary built-in wall oven, and a bar fridge. No detail has been overlooked, with plenty of dining options from a cozy breakfast nook to a peninsula island, with seamless access to the splendid backyard. Adjacent to the kitchen is a warm and inviting family room, featuring a gas fireplace adorned with custom finishing and floating accent shelves. A thoughtfully designed backdoor entryway includes convenient built-in storage plus bench and a half-bath. The upper level is a testament to timeless design, featuring a light-filled loft area with a skylight that makes an ideal home office space. A bonus room has hardwood below the new carpet, has vaulted ceilings offers more stunning views of the lake while housing a charming third fireplace. The luxurious master bedroom impresses with a built-in window seat, a spacious walk-in wardrobe, and a delightful en-suite bathroom. Three additional bedrooms elevate this home's family-friendly appeal, with two including walk-in closets. Completing the upper level is a stylish family bathroom and a dedicated laundry room with front-loading Miele machines. The unfinished basement offers endless possibilities, with framing already in place for an additional bedroom, bathroom with rough-in, and recreation room. Outdoors, the beautifully landscaped garden is a true haven, especially during the summer months, with mature perennials and trees complemented by an 800-square-foot cedar deck spanning the full width of the home. Finished with glass railings, multiple seating areas, and custom-built storage below, this outdoor retreat is perfect for entertaining or relaxing. The property also features an underground sprinkler system and a rear gate providing practical storage for a boat or RV. Perfectly positioned just steps from the lake entrance and a range of excellent neighborhood schools catering to all ages, this is not just a house—it's a forever home, waiting to welcome its next family.

Inclusions:
Property Listed By:

Hot tub "as is", garden shed
CIR Realty

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











