

# \$825,000 - 112 Sun Harbour Way Se, Calgary

MLS® #A2232677

**\$825,000**

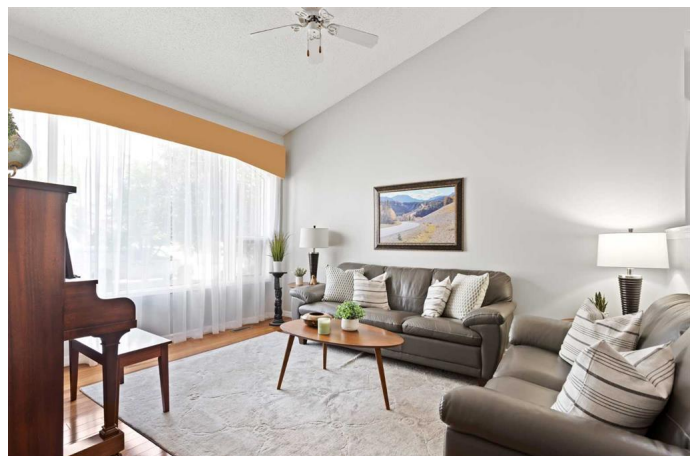
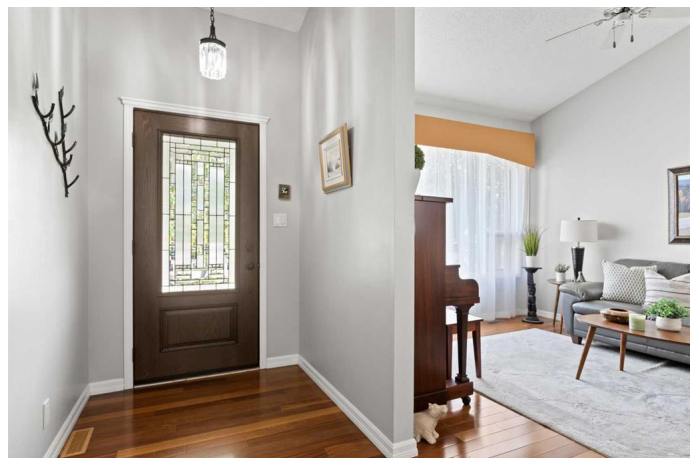
4 Bedroom, 4.00 Bathroom, 2,083 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY JUNE 21, 1-3PM\*\*\* Welcome to your new home in the highly desirable lake community of Sundance! This beautifully maintained two-storey offers full lake access and a sun-soaked west-facing backyardâ€”perfect for relaxing evenings and outdoor enjoyment. Inside, hardwood flooring flows throughout the main and upper level, complemented by brand new carpet in all upper level bedrooms. The spacious primary suite features a walk-in closet and a newly renovated ensuite complete with a heated towel rack for added comfort. Two additional generously sized bedrooms and a full bathroom complete the upper level. On the main floor, you'll find two inviting living areas and a formal dining roomâ€”ideal for both everyday living and entertaining. The fully developed basement includes durable vinyl plank flooring and a large storage area, while the oversized garage with an 8-foot door easily fits a full-size truck. Living in Sundance means enjoying a true four-season lifestyle. Spend your summers swimming, paddleboarding, and your winters skating, sledding or taking in festive events at the lake. Enjoy tennis, pickle ball, a vibrant community clubhouse, and year-round activities like fireworks and fishing derbies. Just minutes from Fish Creek Park and close to golf courses, Sundance offers more than a homeâ€”itâ€™s a way of life. Donâ€™t miss your chance to be part of it!

Built in 1990



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2232677       |
| Price          | \$825,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,083          |
| Acres          | 0.12           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 112 Sun Harbour Way Se |
| Subdivision | Sundance               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 3C2                |

## Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                    |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Low Maintenance Landscape, Private, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |
| HOA Fees       | 305             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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