

226 Sun Canyon Crescent SE
Calgary, Alberta

MLS # A2201801



\$809,999

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,620 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: TV + Wall Mount in Living Room, Second Freezer

Welcome to this BEAUTIFULLY UPGRADED home in the sought-after community of Sundance, offering lake access and just STEPS FROM FISH CREEK PROVINCIAL PARK. With over 2,500 SqFt of FULLY DEVELOPED LIVING SPACE, this home provides the perfect blend of comfort, style, and functionality. The main floor features a bright front living room with a VAULTED CEILING, a formal dining area, and a spacious kitchen with a breakfast nook. The kitchen boasts an INDUCTION STOVE, with a GAS LINE AVAILABLE for those who prefer a gas range, as well as UNDER-CABINET LIGHTING for added ambiance and functionality. A SUNKEN LIVING ROOM with a cozy atmosphere and GAS FIREPLACE, a 2-piece bathroom, and a convenient laundry room complete this level. Upstairs, you'll find a primary suite with a 3-piece ensuite, featuring a FREE-STANDING SOAKER TUB and IN-FLOOR HEATING for added comfort. Two additional bedrooms and a 4-piece bathroom complete the upper floor. The FULLY FINISHED BASEMENT offers even more space, including a large 4th bedroom/den (non-egress window), a spacious 3-piece bathroom, and additional living space for a home office, gym, or entertainment area. Step outside to enjoy the FULLY FENCED AND LANDSCAPED backyard, complete with a deck and patio retreat—featuring a beautiful WATER FEATURE, perfect for relaxing or entertaining. A GAS HOOK-UP for a BBQ makes outdoor cooking easy, while the front yard's UNDERGROUND SPRINKLER SYSTEM ensures effortless lawn care. This home also features two water heaters, ensuring ample hot water supply for the entire household. A DOUBLE ATTACHED and INSULATED GARAGE provides parking and storage. This home has been fully upgraded over the years and is move-in ready! Don't miss your

chance to own this fantastic property in this lake community!