

# \$629,900 - 16 Sunhaven Way Se, Calgary

MLS® #A2226042

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

**\*\*OPEN HOUSE 1-4 Sat Sun Aug**

**23,24.2025\*\*** Welcome to this beautifully updated family home, perfectly situated in the heart of Sundance—just steps from top-rated schools, scenic parks, and the sought-after Lake Sundance! This meticulously maintained gem features soaring vaulted ceilings and an open-concept layout that fills the home with natural light. The elegant formal living and dining rooms are perfect for entertaining, while the spacious kitchen offers granite countertops, oak cabinetry, a garden window, and a charming breakfast nook overlooking the lush, private backyard. Relax in the sunken family room with a cozy brick gas fireplace and enjoy seamless indoor-outdoor living with direct access to the south-facing patio—ideal for summer BBQs and family gatherings. The main floor is complete with a convenient laundry room and updated 2-piece bath. Upstairs, you’ll find three generously sized bedrooms including a serene primary retreat with a 3-piece ensuite. A bright skylight in the hallway adds warmth and brightness to the upper level. The fully developed basement provides a massive rec room—perfect as a playroom, home gym, or media space. Recent upgrades include new flooring, fresh modern paint in livingroom, newer shingles, a high-efficiency furnace, a newer garage door, and several new windows. With timeless oak finishes, exceptional natural light, and access to lake amenities, this is the ideal home for families seeking comfort, community, and



convenience.call your private showing today!

Built in 1985

### Essential Information

MLS® #	A2226042
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	16 Sunhaven Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x 2n7

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	88
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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