# \$599,000 - 16 Sunhaven Way Se, Calgary

MLS® #A2256851

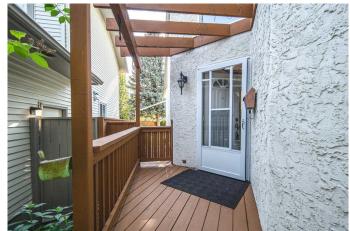
## \$599,000

3 Bedroom, 3.00 Bathroom, 1,631 sqft Residential on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to this wonderful two-storey home, ideally located in the heart of Sundanceâ€"just steps from top-rated schools, scenic parks, and the highly sought-after Lake Sundance. From the moment you step inside, you'II be greeted by soaring vaulted ceilings and an open-concept layout that fills the home with natural light. The elegant formal living and dining rooms provide the perfect setting for entertaining, while the spacious kitchen features granite countertops, oak cabinetry, a garden window, and a charming breakfast nook overlooking the lush, private backyard. Relax in the sunken family room with its cozy brick gas fireplace, or enjoy seamless indoor-outdoor living with direct access to the sunny south-facing patioâ€"ideal for summer BBQs and family gatherings. The main level also offers a convenient laundry room and an updated 2-piece bath. Upstairs, you'II find three generously sized bedrooms, including a serene primary retreat with a 3-piece ensuite. A bright skylight in the hallway enhances the upper level with added warmth and natural light. The fully developed basement extends the living space with a massive rec roomâ€"perfect for a playroom, home gym, or media space. Recent upgrades include new laminate flooring, fresh modern paint in the living room, newer shingles, a high-efficiency furnace, a newer garage door, and several new windows. This home is perfectly situated just steps from Lake Sundance, Horizon Tennis Court, Sundance Park, Stoney Trail,







shopping, Fish Creek Park, restaurants, churches, and more! Book your private showing today!

#### Built in 1985

### **Essential Information**

MLS® # A2256851 Price \$599,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,631 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 Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

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 Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 13th, 2025

Days on Market 47

Zoning R-CG

HOA Fees 300

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.