

# \$660,000 - 87 Sun Harbour Close Se, Calgary

MLS® #A2247174

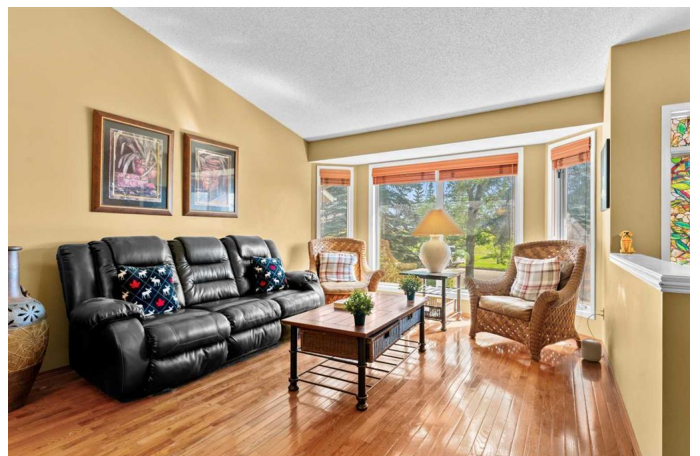
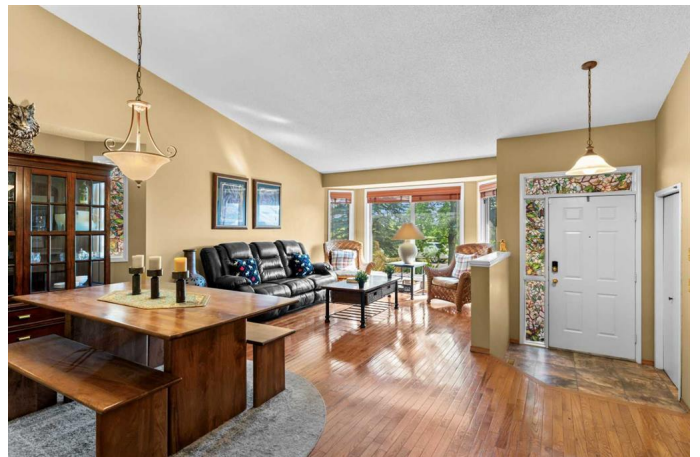
**\$660,000**

4 Bedroom, 3.00 Bathroom, 1,875 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Attractive Price offered by a Motivated Seller!! Bring your Offer! Welcome to Sun Harbour Close in the sought-after lake community of Sundance, where this beautifully maintained, custom-built family home combines timeless craftsmanship with thoughtful design. From the moment you step inside, you'll notice the impressive vaulted ceilings that fill the main living areas with light and create an open, airy feel. The floor plan offers both a formal living and dining room for entertaining, plus a cozy family room with custom built ins and a charming wood burning fireplace; perfect for gathering on cooler evenings. A rough-in for a wet bar in the great room adds extra potential for hosting. The main level also features a versatile bedroom or home office, a convenient laundry/mudroom, and Levelor blinds for easy light and privacy control. Upstairs, the primary suite is a peaceful retreat with its own ensuite bathroom, while the second and third bedrooms (currently combined into one large space) can easily be separated again to suit your needs. A full 4-piece bath serves the upper level. The fully developed basement expands your living space with a cozy gas fireplace, built-in bed nook in the rec area, plenty of open space for activities, and smart built-ins for storage. You'll also find an under the stairs storage nook and a huge crawl space for keeping everything neatly organized. Step outside to your own private oasis with mature trees, a pergola, hot tub, and two separate patios offering plenty of



outdoor living options. Relax in the hot tub or simply enjoy the peace and privacy provided by the mature trees, and the laneway behind giving you that added separation. Additional highlights include: Newer Furnace (2018), New Roof (2018), oak cabinetry, vintage and functional intercom system throughout, and vacu-flo. You'll love the lifestyle that comes with lake access to Sundance Lake, nearby parks, schools, and quick routes to Stoney Trail, Deerfoot, and the CTrain. Fish Creek Park and Sikome lake are also just minutes away! This is more than just a home—it's a lifestyle. Don't miss your opportunity to make it yours.

Built in 1989

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247174      |
| Price          | \$660,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,875         |
| Acres          | 0.12          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 87 Sun Harbour Close Se |
| Subdivision | Sundance                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 3C4                 |

## Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Gazebo, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                 |
| # of Garages   | 2                                                                                                                      |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Gas, Wood Burning                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Gazebo, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 50                |
| Zoning         | R-CG              |
| HOA Fees       | 195               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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