

\$665,000 - 87 Sun Harbour Close Se, Calgary

MLS® #A2247174

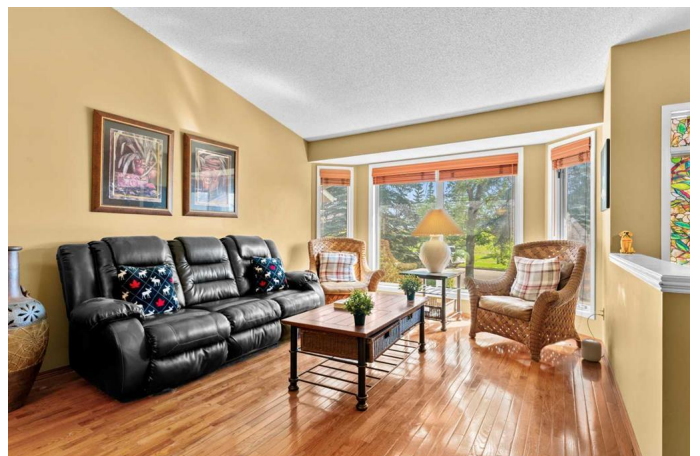
\$665,000

4 Bedroom, 3.00 Bathroom, 1,875 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY SEPT 13th & 14th, 2-4 PM! ABSOLUTELY INCREDIBLE PRICE! 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. Youâ€™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 homeâ€™s a lifestyle. Donâ€™t miss your opportunity to make it yours.

Built in 1989

Essential Information

MLS® #	A2247174
Price	\$665,000
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 35

Zoning R-CG

HOA Fees 195

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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