

# \$820,000 - 20 Sun Harbour Close Se, Calgary

MLS® #A2197945

**\$820,000**

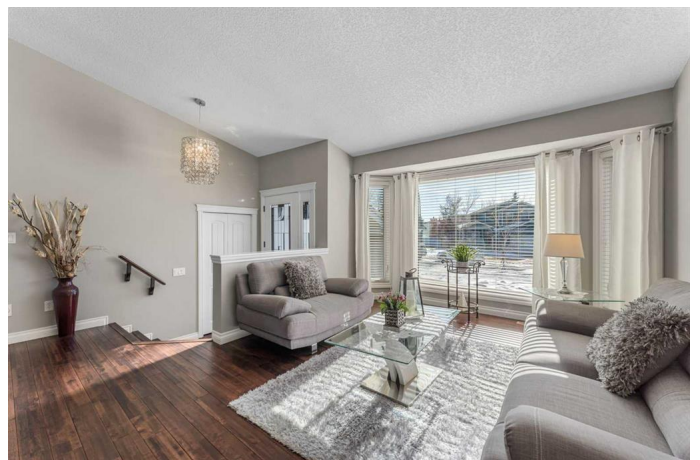
5 Bedroom, 3.00 Bathroom, 1,959 sqft  
Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to 20 Sun Harbour Close SE, a beautifully updated 3-level split home in the sought-after lake community of Sundance. This charming property offers a functional layout with modern upgrades and a prime location near shopping, amenities, Fish Creek Park, and scenic walking and bike paths. The home features a bright and inviting main floor with a spacious living room, complete with a cozy wood-burning fireplace and a mini bar, perfect for entertaining. The newly renovated kitchen boasts newer appliances, a natural gas stove, soft-close drawers and cupboards, and a convenient breakfast bar. Sliding door access from the living room and an additional door from the kitchen provide seamless entry to the large backyard, which includes a shed and a BBQ gas line hookup. The south-facing front of the home allows for plenty of natural light, enhancing the warm and welcoming atmosphere.

Upstairs, you'll find three well-sized bedrooms, including a primary suite with a large walk-in closet. The updated bathrooms feature a newer dual rainfall shower with dual bench seating and a jetted tub in the other bath. The lower level offers additional functionality with a bathroom, office space, extra storage, and a laundry room. The fully developed basement provides even more living space, ideal for a recreation room while under-stair storage maximizes storage space.

This home is designed for comfort and efficiency, featuring air conditioning, a



Vacuflow system, a rebuilt furnace with a new motor, and a hot water tank that is only two years old. The property also boasts hardwood flooring, carpet and tile upstairs, knockdown ceilings, and durable hardie board siding. A double garage with 2 additional driveway parking spots adds convenience for guests. With lake access, excellent schools, and plenty of nearby amenities, this home is the perfect blend of style, function, and location.

Built in 1989

### **Essential Information**

MLS® #	A2197945
Price	\$820,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	20 Sun Harbour Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3C3

### **Amenities**

Amenities	None
Parking Spaces	4

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Gas Oven  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Crawl Space, Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard, Storage  
Lot Description Back Yard, Landscaped, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 44  
Zoning R-CG  
HOA Fees 297  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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