

# \$720,000 - 135 Sunhaven Bay Se, Calgary

MLS® #A2242619

**\$720,000**

4 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.14 Acres

Sundance, Calgary, Alberta

**\*\* OPN HSE SAT 2-4 PM\*\*** | A Rare Opportunity on One of Sundance's Most Coveted Streets! | Lovingly cared for by its original owners, this cherished family home is offered to the market for the very first time. Nestled on an oversized pie-shaped lot and siding onto a beautiful park, this home sits on a quiet, family-friendly street where opportunities like this rarely come up. It's easy to see why this is a location and lifestyle that's truly hard to beat.

With an abundance of well-designed living space, this home has already raised a family and is ready to welcome a new generation. The main floor offers a thoughtful layout with a stunning side vault that adds natural light and a sense of openness to the spacious living room. The bright kitchen flows effortlessly into the dining area and opens to a large composite deck with park views—perfect for summer BBQs and weekend gatherings. A separate family room with a cozy gas fireplace is ideal for relaxed evenings, and a fourth bedroom or home office on the main floor adds flexibility.

Upstairs, you'll find three comfortable bedrooms including a primary suite with a private 3-piece ensuite. Whether you're a growing family or just getting started, there's space here to settle in and make it your own.

The massive backyard is a dream for kids,



pets, or anyone who loves to entertain outdoors. With alley access and plenty of room to play, the possibilities are endless.

One of the standout features of this property is its unbeatable location—just steps from a full range of schools, from elementary to junior high and high school. No more school runs—just easy walks and peace of mind.

As a resident of Sundance, you'll enjoy year-round lake access, including swimming, boating, fishing, skating, and hockey. And with Fish Creek Provincial Park just minutes away, the outdoor lifestyle continues with biking, hiking, and nature trails right at your doorstep.

This is more than just a house—it's a home that's been filled with love and memories, now ready for a new chapter. Don't miss your chance to make it yours.

Built in 1987

**Essential Information**

MLS® #	A2242619
Price	\$720,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,868
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	135 Sunhaven Bay Se
---------	---------------------

Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2Y7

### **Amenities**

Amenities	Beach Access, Boating
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

### **Listing Details**

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.