

# \$799,900 - 101 Sun Canyon Way Se, Calgary

MLS® #A2229754

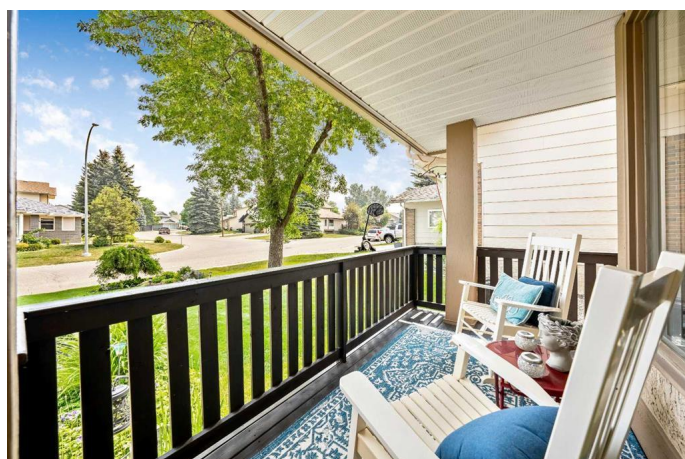
**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Discover a rare gem nestled in Calgary's desirable Sundance community, where nature becomes your backyard. This exceptional family home backs onto a beautifully treed park space and sits just steps away from Fish Creek Park with convenient access to walking and biking paths. Start your mornings with coffee on the sun-drenched, east-facing covered front porch, and unwind in the evening from your private west-facing backyard. This spacious residence features five bedrooms and 3.5 bathrooms, perfect for growing families. The main level showcases a generous country-style kitchen flowing into a bright breakfast nook with direct access to a multi-tiered deck. Gather around the wood-burning fireplace in the cozy family room adorned with elegant oak beams. Entertaining is effortless in the formal dining and living areas, while a two-piece powder room and main floor mudroom add convenience. Upstairs, an open staircase leads to three generous sized bedrooms and a large bonus room that could be used as a fourth bedroom. The king-sized primary bedroom offers luxury with a five-piece ensuite featuring a fully tiled glass shower, dual sinks, soaking tub, water closet, and substantial walk-in closet. The fully finished basement provides two more bedrooms, a recreation room, laundry, and a three-piece bathroom. Living in Sundance means full access to Lake Sundance's recreational offerings—swimming, fishing, canoeing, kayaking, tennis, skating, and more.



With proximity to schools, transit, shopping, and entertainment, this home truly delivers an outstanding lifestyle for your family.

Built in 1986

### Essential Information

MLS® #	A2229754
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,342
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	101 Sun Canyon Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V2V4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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