

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

MLS® #A2229754

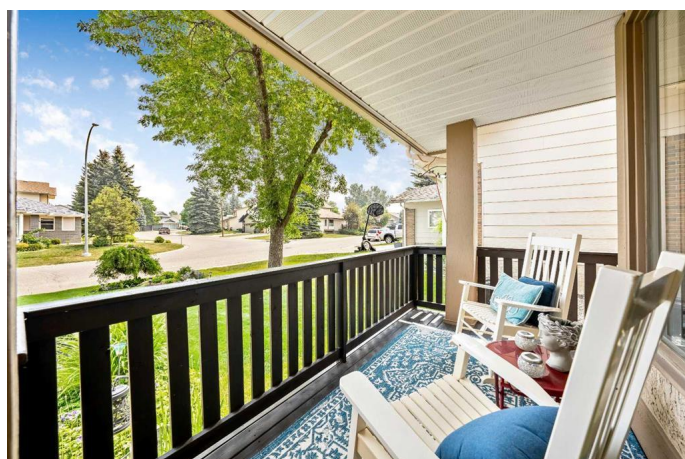
\$799,900

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 | 5 |
| Zoning | R-CG |
| HOA Fees | 320 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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