

# **\$625,000 - 96 Sunhurst Road Se, Calgary**

MLS® #A2232609

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

OPEN HOUSE SAT 1-3 PM\*\* Move-In Ready  
Family Home in a Quiet Location, Walking  
Distance to the Lake!

Welcome to 96 Sunhurst Rd SE. A beautifully maintained bungalow on a sunny corner lot with excellent curb appeal and convenient lane access to a double detached garage.

This bright, inviting home offers over 1,900 square feet of developed living space, featuring 4 generous bedrooms (3 up, 1 down), including a primary suite with a private two-piece ensuite, and a full main floor bath. All bedrooms are outfitted with honeycomb blinds for added comfort.

The upgraded kitchen is a standout, complete with ceiling-height cabinetry, stainless steel appliances, and plenty of counter and storage space, ideal for both everyday cooking and hosting friends/family. It flows seamlessly into the designated dining area and bright living room featuring a cozy wood-burning fireplace and wrap around corner windows.

The fully finished basement offers a 4th bedroom, full bathroom, office nook, and a flexible space perfect for a home office, gym, or playroom for kids, along with a generous storage room currently being used for laundry and a playroom every kid will love! This home has seen numerous key upgrades, including: High-efficiency furnace & HWT (2022), Central



A/C (2024), Newer windows throughout, Updated kitchen, Flooring, Lighting, and Designer paint throughout.

Outside, enjoy a fenced backyard with a natural gas BBQ hookup, and a detached double garage with additional storage space. Located in the heart of Sundance, this family-friendly community offers year-round lake access for swimming, boating, fishing, tennis, ice skating, sledding, and more. You're within walking distance to great schools, and just minutes from Fish Creek Park, South Health Campus, shopping, and major routes including Stoney, Deerfoot, and Macleod Trail.

With a functional layout and all the big-ticket updates already taken care of, this is a move-in-ready opportunity you won't want to miss. Schedule your private showing today and start your next chapter in this incredible home!

Built in 1981

Essential Information

MLS® #	A2232609
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	96 Sunhurst Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1V8

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	320

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX First

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