

\$850,000 - 16530 Sunhaven Road Se, Calgary

MLS® #A2226943

\$850,000

6 Bedroom, 5.00 Bathroom, 2,102 sqft
Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to 16530 Sunhaven Road SE, a beautifully updated family home located in the highly desirable LAKE COMMUNITY of Sundance. This meticulously maintained 6-bedroom, 3.5-bathroom home offers exceptional living space across three FULLY DEVELOPED levels, perfectly suited for comfortable family living and entertaining.

Step inside to a bright and welcoming VAULTED CEILING main floor where large windows fill the living and dining areas with natural light. The spacious front living room flows effortlessly into a formal dining space, creating an ideal setting for hosting gatherings. The heart of the home lies in the modernized kitchen, featuring sleek cabinetry, stainless steel appliances and granite countertops—perfect for both everyday meals and weekend entertaining. The adjacent breakfast nook offers a cozy place to enjoy morning coffee with views of the backyard.

The sunken family room is warm and inviting, complete with a classic WOOD BURNING FIREPLACE for enjoying cool, cozy nights. Just off the family room, you'll find a dedicated laundry/mudroom and a conveniently located powder room for guests.

Upstairs, the primary suite serves as a private retreat with a walk-in closet and a recently renovated 3-piece ensuite that includes a glass-enclosed shower. Three additional



generously sized bedrooms with high, vaulted ceilings in one of the rooms, and a full 4 piece bathroom complete the upper level, offering plenty of space for a growing family.

The FULLY FINISHED BASEMENT expands your living space with a large recreation room, TWO additional bedrooms, storage and another full bathroomâ€”ideal for guests, teens, or a home office setup.

Outside, enjoy the sunny southeast-facing backyard with mature landscaping, a spacious deck, and room for outdoor fun. The double attached garage provides ample parking and storage space. Located on a quiet street just steps from schools, parks, and the lake entrance, this home offers the perfect balance of community charm and modern convenience.

Sundance is a picturesque, family-friendly neighbourhood in southeast Calgary, centered around a 33-acre man-made lake offering year-round recreational activities such as swimming, fishing, and ice skating. Established in 1982, the community boasts extensive parks, pathways, and easy access to Fish Creek Provincial Park, making it an ideal location for outdoor enthusiasts.

Built in 1987

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2226943 |
| Price | \$850,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,102 |
| Acres | 0.12 |
| Year Built | 1987 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 16530 Sunhaven Road Se |
| Subdivision | Sundance |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 2L8 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Beach Access, Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Pantry, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Master Bedroom, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |
| HOA Fees | 287 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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