

# **\$965,000 - 917 Sunhaven Way, Sunbreaker Cove**

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MLS® #A2237080

**\$965,000**

3 Bedroom, 3.00 Bathroom, 2,744 sqft

Residential on 0.21 Acres

NONE, Sunbreaker Cove, Alberta

LOCATION, LOCATION, LOCATION! Original Owners present this **PIECE OF PARADISE** on a **MASSIVE 9,000 Sq Ft LOT** backing to a **GREEN SPACE & PARK!** Rare find with this phenomenal 2 story in one of the best locations **Sylvan Lake** has to offer! This **FAMILY HOME** includes **3 BEDROOMS + HOME OFFICE + VAULTED BONUS ROOM + 2.5 Baths** and over **2700 Sq Ft** of living space. Tons of natural light throughout this open plan with the entire back wall of the house loaded with windows, 10' / vaulted ceilings & open design plan. Designer colours, upgraded fixtures, **CUSTOM MILLWORK**, Rustic Accents & more! Convenient home office on the main level to ensure you have a bigger/brighter working space (take advantage of fibre optics and work from the lake). Gorgeous Kitchen with Custom **SOLID MAPLE** Cabinets to the ceiling, Built-in stainless appliances, **GAS COOK TOP**, granite counters, **BUTLERS COFFEE BAR**, large pantry & views of your private oasis. **MASSIVE** butcher block Island, ample cupboard (under cabinet lighting) & counter space and large dining area sets this home apart from the rest! Beautiful wood burning fireplace is the focal point of your living room, upgraded hardwood flooring, In-ceiling built-in speaker system, central vac system, **IN-FLOOR-HEATING SYSTEM** with **BOILER**, this home is **LOADED UP!** Step onto your very own **PRIVATE STAMPED CONCRETE PATIO** to **CAPTURE THE BREATHTAKING VIEWS** of mother



nature! TIKI BAR, OUTDOOR SHOWER, SAUNA, FIRE PIT, HOT TUB, OUTDOOR STORAGE.....everything you can think of & more! Retreat to your PRIMARY BEDROOM on the main level with VIEWS, DOUBLE PATIO DOORS, SPA-LIKE full en suite (jetted tub & full tiled shower), walk-in closet and room for an entire bedroom set. Gorgeous stairway leads to your upper level with two more great-sized bedrooms, another full bathroom, a HUGE VAULTED BONUS ROOM with WET BAR & PRIVATE COVERED BALCONY! Skylights, and plenty of room to host guests or entertain with large family gatherings! Pool table & accessories are included! Oversized TRIPLE Attached Heated Garage for the EXTRA TOYS just adds to this incredible pkg. Too many upgrades to list, you just HAVE TO SEE IT! Walking distance to the lake, paths, boat launch & easy access out of town for the commuter. A TRUE EXECUTIVE EXPERIENCE with TRANQUILITY you've been seeking! Original owners are offering a TURN KEY home loaded with upgrades in the Summer Village of Sunbreaker Cove! Book your private showing today!

Built in 2008

### **Essential Information**

MLS® #	A2237080
Price	\$965,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,744
Acres	0.21
Year Built	2008
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	917 Sunhaven Way
Subdivision	NONE
City	Sunbreaker Cove
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, See Remarks, Triple Garage Attached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Master Downstairs, Sauna
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Natural Gas, Fan Coil, See Remarks, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, See Remarks, Wood Burning, Fire Pit, Free Standing, Outside, Tile
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Garden, Lighting, Other, Private Entrance, Private Yard, Storage, Outdoor Kitchen, Outdoor Shower, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit

Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Treed, Views, Wooded, Lake, Meadow, Native Plants, Secluded, Yard Lights

Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame, Veneer
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	July 4th, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	Legacy Real Estate Services
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