

**825 Sunhaven Way  
Sunbreaker Cove, Alberta**

**MLS # A2267394**

**\$1,450,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	1 and Half Storey, Acreage with Residence	
<b>Size:</b>	2,418 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces	
<b>Lot Size:</b>	0.38 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, AC, GARAGE DOOR OPENER AND CONTROL		

FULLY DEVELOPED & RENOVATED ~ 4 BEDROOM, 4 BATHROOM TWO STOREY IN SUNBREAKER COVE ~ SOUTH WEST FACING BACKYARD WITH LAKE VIEWS FROM ALL LEVELS ~ HEATED TRIPLE GARAGE ~ STEPS TO YOUR PRIVATE DOCK ~ Just completed renovations include; All new windows and doors, LP Smartside Siding, eavestroughs, insulation, plumbing lines, pump for well, water softener, iron filtration, reverse osmosis, refinished decking, poured concrete driveway and walkway ~ Covered front entry welcomes you and leads to a welcoming foyer with vaulted ceilings, tile flooring and lake views ~ The two storey great room features a stone faced fireplace with floor to ceiling stone, and large windows that fill the space with natural light and offering amazing lake views ~ Host large gatherings with ease in the formal dining room with garden doors leading to a covered, wrap around deck ~ The breakfast room has built in seating and another set of patio doors leading to the deck ~ The stunning kitchen offers an abundance of cabinetry, stone counter tops, full tile backsplash, bay window above the sink, upgraded black stainless steel appliances, and a spacious walk in pantry ~ 2 piece bathroom located next to the mud room with access to the garage ~ Generous size main floor bedroom can easily accommodate a king size bed, and is located next to a 3 piece bathroom with a walk in shower and linen closet ~ Open staircase overlooks the foyer and leads to the upper level with an office nook that overlooks the great room ~ The bonus room features a cozy fireplace with a brick surround and raised hearth, plus garden doors leading to a south west facing balcony overlooking the backyard and lake ~ French doors lead to the private primary bedroom with plenty of space for a king size bed plus multiple pieces of furniture ~ 5

piece spa like ensuite has dual sinks with stone counter tops, a walk in shower, jetted soaker tubs and skylights ~ The huge walk in closet has custom built in organizers, a skylight and convenient stackable laundry ~ The fully finished walkout basement offers high ceilings, large above grade windows, a separate entrance and more amazing lake views ~ The family room is set up for entertaining with a large games area, media space with lighted built-in shelving and space for your TV, and a wet bar with built in cabinets, two seating areas, and garden door access to the lower patio and backyard ~ 2 bedrooms are both a generous size ~ Oversized 3 piece bathroom with a walk in shower ~ Second laundry room opens to a large storage space with a window and potential for future development ~ Massive unfinished storage space below the garage has an overhead door to the backyard and offers endless storage space ~ Triple attached garage is heated, insulated, finished with painted drywall, has a man door to the deck and backyard, and two overhead doors ~ The sunny south west facing backyard is fully fenced, sides on to a walking trail and backs onto a green space leading to the lake and private dock.