# \$1,499,900 - 825 Sunhaven Way, Sunbreaker Cove

MLS® #A2267394

## \$1,499,900

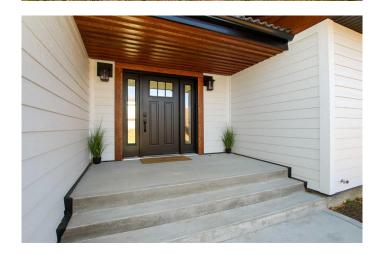
4 Bedroom, 4.00 Bathroom, 2,418 sqft Residential on 0.38 Acres

NONE, Sunbreaker Cove, Alberta

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.

Built in 1995

#### **Essential Information**

MLS® # A2267394 Price \$1,499,900 Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,418

Acres 0.38

Year Built 1995

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

## **Community Information**

Address 825 Sunhaven Way

Subdivision NONE

City Sunbreaker Cove
County Lacombe County

Province Alberta
Postal Code T0C 0J0

#### **Amenities**

Utilities Electricity Connected

Parking Spaces 7

Parking Additional Parking, Concrete Driveway, Garage Door Opener, Garage

Faces Front, Heated Garage, Insulated, Oversized, Triple Garage

Attached

# of Garages 3

#### Interior

Interior Features 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

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, See Remarks, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Family Room, Gas, Great Room, Living Room, Mantle, See Remarks,

Stone

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit

Trees/Shrub(s), Gentle Sloping, Rectangular Lot, Views

Roof Concrete

Construction Composite Siding Foundation Poured Concrete

### **Additional Information**

Date Listed October 28th, 2025

Days on Market 7
Zoning R1

## **Listing Details**

Listing Office Lime Green Realty Central

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