

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

MLS® #A2267394

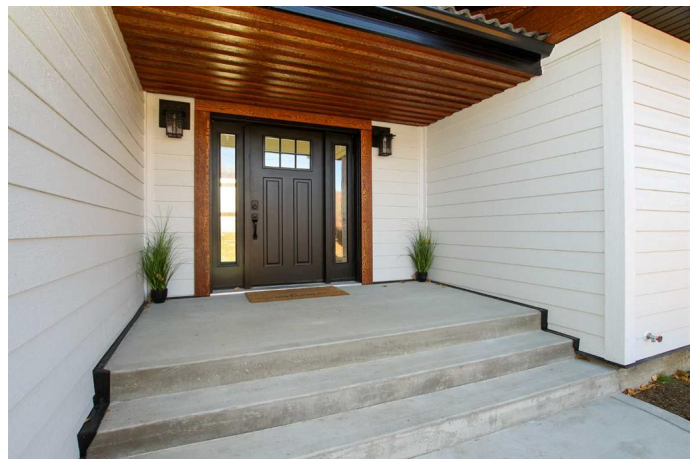
\$1,499,900

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	Acreage with Residence, 1 and Half Storey
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, Triple Garage Attached, Insulated, Oversized
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Chandelier, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Living Room, Mantle, Stone, See Remarks
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, Rectangular Lot, Fruit Trees/Shrub(s), Gentle Sloping, Views
Roof	Concrete
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	Lime Green Realty Central
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