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88 Sunset Close SE
Calgary, Alberta

MLS # A2353896

$2,850,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,979 sq.ft.	**Age:**	1988 (38 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Driveway, Enclosed, Heated Garage, On Street, Oversized, Triple Garage Att		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Lake, Landscaped, Lawn, Low Maintena		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Central Vacuum, French Door, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Fridge and Freezer Drawers in Kitchen, , Built-in Coffee Maker, Garbarator, InstaHot, , Hot tub (as is), peddle boat, built in table, buffet, desk and armoire, Lower Level u/c wine fridge, u/c bar fridge, dishwasher, microwave, Upright Fridge in Garage as is.

Set directly on the shores of Sundance Lake on an expansive, private lot, this exceptional waterfront home is a rare offering. The home was rebuilt from the studs and thoughtfully expanded by Laratta Homes in 2007. This comprehensive transformation enlarged the living spaces on all three levels and renewed the electrical and mechanical systems, creating a custom residence designed around the lake. Walnut hardwood, extensive custom millwork, travertine flooring and richly textured stonework bring warmth and substance throughout. The beautifully appointed kitchen, casual dining area and family room overlook the water, with expansive decks off the kitchen and family room extending the living space outdoors. Glass doors from the spacious kitchen provide easy access to these generous outdoor spaces for dining, entertaining and relaxing with the lake as the backdrop. A granite island anchors the kitchen, complemented by a Wolf gas range, Sub-Zero refrigeration, Thermador wall oven and warming drawer, and Miele dishwasher. A custom walnut dining table and buffet make the casual dining space especially inviting, while the family room’s wood-burning fireplace is framed in striking Rundle stone. Formal living and dining rooms provide elegant spaces to gather, with a gas fireplace adding warmth to the living room. A separate office offers views of the lake, a built-in desk and incredible custom millwork and cabinetry.The upper level offers four bedrooms, one currently used as a craft room/office. The lake-facing primary suite is a welcoming retreat with its own fireplace, a spacious walk-in closet with a packing island, and an ensuite with double sinks, a large glass-enclosed shower and jetted tub.The walkout lower level is designed for relaxed entertaining, with media and games areas, a gas fireplace, a well-equipped bar, fitness space and a convenient mudroom for

coming in from the lake. In-floor heating adds comfort throughout this level.Outside, covered and open decks, two outdoor gas fireplaces and a separate fire pit create inviting settings for quiet mornings and evenings with friends. The beautifully established grounds offer space and privacy, with mature planting, extensive Rundle stone pathways and steps, a stream and a lakefront dock. Full landscaping and irrigation front and back complete the setting. Four indoor fireplaces, a heated three-car garage with extensive storage, air conditioning, Lutron lighting and automated lake-facing blinds add everyday comfort and convenience. Sundance offers a private lake and park for residents, with a sandy beach, swimming, paddleboarding, fishing, tennis and pickleball, along with skating in winter. Nearby Fish Creek Provincial Park extends the outdoor lifestyle with walking and cycling trails, while community schools, Shawnessy shopping and dining, the YMCA and CTrain connections bring everyday convenience to this established neighbourhood.

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