

\$749,900 - 260 Sun Valley Drive Se, Calgary

MLS® #A2254608

\$749,900

2 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.15 Acres

Sundance, Calgary, Alberta

Perfectly located, this spacious 1,600 sq ft bungalow is ideally situated just steps from Fish Creek Provincial Park. Designed for those looking to embrace an active, outdoor lifestyle, this lovingly maintained home offers everything you need. From the moment you arrive, the charming curb appeal and double front garage set the tone. Inside, rich hardwood floors flow through the main level, creating a warm and inviting atmosphere. The formal living and dining rooms are ideal for hosting family dinners or quiet evenings with friends. A dedicated home office with custom oak built-in bookshelves provides a peaceful workspace or reading retreat – all with stunning park views to inspire your day. The thoughtfully designed kitchen features an electric cooktop, wall oven, and ample cabinetry, while the adjacent family room is perfect for relaxing around the cozy gas fireplace after a walk through the park. Two generous bedrooms on the main floor include a spacious primary suite with a full ensuite bath, plus a second full bathroom for guests or visiting family. Downstairs, the fully developed basement offers versatile recreational and hobby areas, a third bathroom, and abundant storage space. Recent updates include full replacement of Poly-B plumbing, newer roof, and updated furnace, offering peace of mind for years to come. The SW back yard is spacious and offers plenty of sun on the deck. Plenty of established perennials offer a private oasis. Living in Lake Sundance means access to an exclusive, year-round lake lifestyle:



swimming, boating, fishing, skating, pickleball, and tobogganing, all just minutes from your door. With all three levels of schools in the community, nearby shopping, and quick access to Stoney Trail, everything you need is close at hand. Well cared for, and ready for itâ€™s next family to embrace itâ€™, this is more than a home â€“ itâ€™s a lifestyle.

Built in 1987

Essential Information

MLS® #	A2254608
Price	\$749,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,601
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	260 Sun Valley Drive Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2T8

Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Chandelier, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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