# \$687,500 - 81 Sundown Manor Se, Calgary

MLS® #A2207645

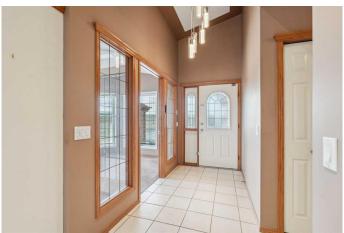
#### \$687,500

3 Bedroom, 3.00 Bathroom, 1,466 sqft Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to this stunning corner lot bungalow with a double car attached garage located in the beautiful lake community of Lake Sundance! This home includes 2,800 sq ft of developed living space! Upon entering the home, you will notice the abundance of natural light, open floor plan, and open beam ceilings providing grand appeal! The main floor is complete with a beautiful kitchen, living room, office space, master bedroom with ensuite and secondary bedroom and bathroom. The living room boasts 12 ft ceilings, oak cabinetry built-ins, and a cozy gas fireplace that provides the perfect amount of in-home comfort! Upon entering the kitchen, you will notice the stunning stainless-steel appliances and granite counter tops. The kitchen is complete with an island, pantry, and built-in kitchen hutch! The master bedroom oasis is complete with an ensuite, 6 ft whirlpool, and walk-in closet. The developed basement provides a fun and practical use of space to live and entertain in! The basement features an added gas fireplace, large rec room, wet bar, laundry room, workshop space, 2 additional bedrooms and a bathroom. Looking to enjoy the summer months? The front and backyard of this home are professionally landscaped and the backyard features a 2-tiered deck, large gazebo with outdoor heaters, outdoor showers, and two large storage sheds! This home is complete with air conditioning, vaccu-flow, alarm system, 8 security cameras, stucco exterior (recently painted), shingled roof







(recently redone), and underground irrigation. The community of Lake Sundance is conveniently located within walking distance of Fish Creek Park and provides easy access to Stoney Trail and McLeod Trail. This home is minutes away from Shawnessy with ample restaurants, shopping, entertainment and grocery stores! Book your showing today!

#### Built in 1994

#### **Essential Information**

MLS® # A2207645 Price \$687,500

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,466 Acres 0.12 Year Built 1994

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 81 Sundown Manor Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3H7

#### **Amenities**

Amenities Other Parking Spaces 5

Parking Double Garage Attached, Garage Door Opener, Heated Garage

# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,

Granite Counters, No Smoking Home, Storage, Walk-In Closet(s), Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Other

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Barbecue, BBQ gas line, Other, Private Yard, Storage, Lighting, Outdoor

Shower

Lot Description Back Lane, Corner Lot, Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 117

Zoning R-CG

HOA Fees 300

HOA Fees Freq. ANN

#### **Listing Details**

Listing Office Real Estate Professionals Inc.

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