

# **\$719,900 - 81 Sundown Manor Se, Calgary**

MLS® #A2207645

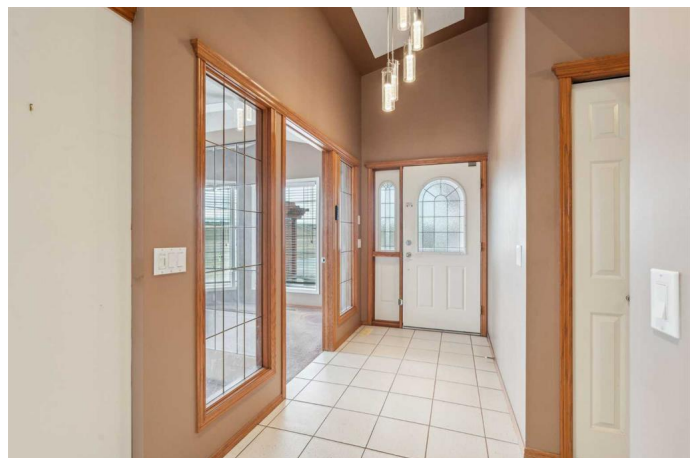
**\$719,900**

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	\$719,900
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	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)
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	BBQ gas line, Lighting, Private Yard, Storage, Barbecue, Outdoor Shower, Other
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.