

# \$689,000 - 3 Sunmeadows Road Se, Calgary

MLS® #A2209991

**\$689,000**

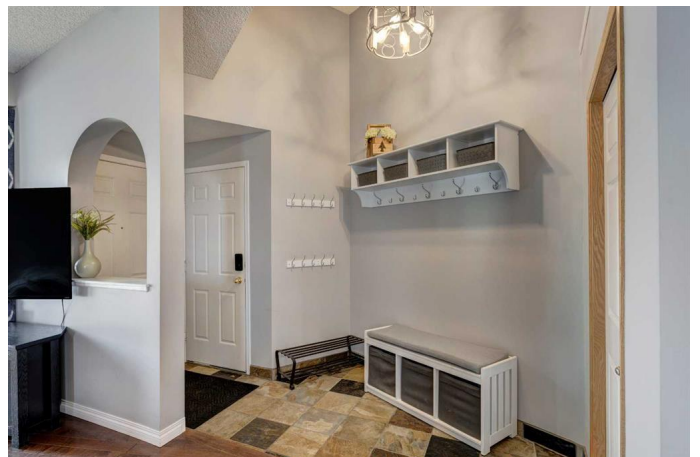
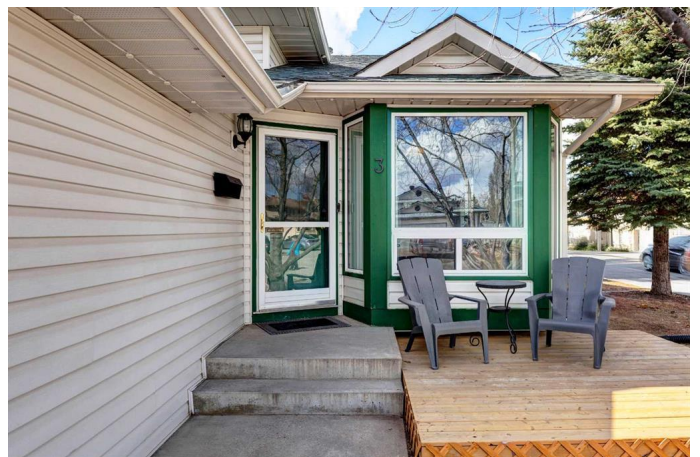
4 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

A family home that truly shines in Lake Sundance! This home is a testament to pride of ownership throughout and is move-in ready.

So much room for everyone to have their own space in this lovingly maintained 3/1 bedroom, 3 bath, fully air-conditioned family home in desirable Lake Sundance. Lots of parking with the double attached garage and corner lot. Perfect for a growing family, this home provides lots of space with so many options. Check out the iGuide for room-to-room viewing. Step into the generous foyer that flows into a bright living room and formal dining area, ideal for hosting friends and family. On to the bright, very functional kitchen with all new stainless appliances (2023), generous cabinetry, large eating area, and entrance to the backyard. You will appreciate the hardwood flooring on the main level. And the lighted hardwood staircase to the upper and lower levels. The upper level has a large primary bedroom with 3 pce ensuite and walk in closet, two additional bedrooms, and a 4 pce bath. The lower level has a large family room with a gas fireplace for those fun game nights or gathering with a bowl of popcorn for movie night. This level also offers a bedroom and a 3 pce bath. Need more space? Head down to the 4th level and you will be thrilled to see another flex/rec/games room, and a large utility room, which houses the new washer and dryer (2023). Now for the list of upgrades: Central A/C, permanent outdoor track lights, Stair lighting, front deck, fully repainted



throughout the 3 levels, new carpet in the basement and on the stairs with added underlay. All new lighting has been added, and new electrical outlets and switches. A new tub surround was added to the upstairs bathroom and the furnace received a new inducer in 2023. All water lines are PEX so no need to worry about Poly B.

The West facing backyard is a great size with a large patio to enjoy your morning coffee, and lots of room for the kids to play. A new fence was installed to the south side of the yard and there is room for RV parking in the back between the fence and back lane. This home has full lake access, schools and shopping are close by, FISH CREEK PARK and SIKOME LAKE are minutes away with quick access to Stoney Trail, McLeod Trail, transit and C-Train. Lake Sundance is a well-established community brimming with all-season activities, and the lake offers so much for a family to enjoy! Swimming, boating, fishing, disc golf, volleyball, winter skating (donâ€™t forget hockey) and of course community events. With HOME being the most important word these days, make this HOME YOURS and take advantage of days at the lake enjoying all the amenities that Lake Sundance has to offer!

Built in 1993

### **Essential Information**

MLS® #	A2209991
Price	\$689,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,247
Acres	0.12
Year Built	1993
Type	Residential

Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	3 Sunmeadows Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2M2

### Amenities

Amenities	Beach Access, Other, Playground, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
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Days on Market	10
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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