

\$2,190,000 - 49 Sunset Way Se, Calgary

MLS® #A2112197

\$2,190,000

6 Bedroom, 4.00 Bathroom, 3,141 sqft

Residential on 0.23 Acres

Sundance, Calgary, Alberta

Dreaming of lakeside luxury living? Get ready to make lasting memories with your family in this spacious 6-bedroom, 4- bathroom waterfront home on Lake Sundance. With over 4700 square feet of well-designed living space, this home offers comfort, convenience and absolutely stunning lake views. Pair those features with superb outdoor space and amenities as well as the year-round recreational activities the lake offers, and you'll be living your best life. As you step inside the grand entryway, you'll immediately notice the bright and welcoming feeling that carries through the whole home. Just beyond the opulent chandelier, the elegant living room features airy, natural light and vaulted ceilings. It's an ideal place to spend quiet time with a book or enjoy a glass of wine with a friend. The living room opens onto a large formal dining room with lake views and ready for celebrating special occasions with family and friends. The kitchen offers many great features, designed with busy family life in mind. Beautiful granite countertops, high end appliances, a large island, and walk-in pantry along with rich custom cabinetry to make cooking a breeze whether you are making a quick snack or planning a gourmet meal for a crowd. There's a more informal dining space in the kitchen, with scenic waterfront views to enjoy with your morning coffee. The adjacent family room is a cozy spot to relax after a long day. On the upper level you'll find four



bedrooms – each with their own spectacular lake views! The primary bedroom is a peaceful retreat that will help you rest and recharge every day. A large walk-in shower, and a deep jetted tub are both perfect for de-stressing and refreshing. You’ll feel like you’re at a spa with special touches like the towel heater. The upper level also features a large bathroom and two spacious bedrooms. The walkout lower level is the gateway for family fun and entertaining with lots of space for a games area with a pool table, a media zone and seating. Mix up your favourite cocktails and watch the big game or warm up by the fire after enjoying winter activities on the lake. Speaking of the lake, you’ll appreciate your back door being just steps to your dock – and all the year-round activity living on the lake offers, including skating, fishing, and swimming. The lakefront backyard has tons of room for kicking around a soccer ball, adding new landscaping features and storage (like the existing kayak racks!). Well-cared for by the original owners for over 25 years, there have been numerous updates and additions inside and out including a gazebo, a heated garage, an update roof shingles, light fixtures, windows, and appliances (and many more improvements!). It’s a must-see to fully appreciate all this wonderful house has to offer. Don’t miss your chance to have a lifestyle that helps you get away from it all, enjoy a better quality of life and build the best memories – every single day.

Built in 1995

Essential Information

MLS® #	A2112197
Price	\$2,190,000
Sold Price	\$2,080,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,141
Acres	0.23
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Sunset Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3H6

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Bar Fridge, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony, Lighting
Lot Description	Lake, Lawn, Landscaped, Private, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 9th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	388.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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