

# \$730,000 - 32 Sunmeadows Place Se, Calgary

MLS® #A2120485

**\$730,000**

4 Bedroom, 3.00 Bathroom, 1,225 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

1800 sq ft developed on three levels + 500 undeveloped in the basement. INCREDIBLE HOME ON A QUIET CUL-DE-SAC. Original owners have meticulously cared for this glorious 4 LEVEL SPLIT. NEW WINDOWS, NEW SIDING, NEW ROOF SHINGLES, NEW GARAGE DOOR, NEWER ALUMINUM CLAD WINDOWS, NEW FRONT AND REAR DOORS, NEWER COMPOSITE DECK AND RAILINGS (ZERO MAINTENANCE!). Vaulted ceilings and flooded with light. This 4 bed, 3 bath home is a stunner. Kitchen boasts incredible woodwork, vaulted ceilings and granite counters. Soaring ceilings in the kitchen. Formal dining room and living room have oversized windows. Gorgeous hardwood floors. Upstairs you will find an open to below view, primary bedroom with ensuite bath and walk in closet and two large kids rooms. A full bath with tub completes this level. The cozy family room is on the lower level with large windows and a fireplace. 4th bedroom and 3rd full bath are also on this level. The basement level is unfinished and offers 500 sq feet of possibility, two windows and ample storage. Laundry is on this level, and can easily be moved to the lower level adjacent, where is once was. Massive backyard is fenced with a glorious huge deck and railings. Lovely mature trees and low maintenance landscaping. Double attached garage rounds out this incredible home. 1.5 kms to 2 elementary schools and the high school. Loads of upgrades, too far to mention. Book your



showing before this home is gone!

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2120485      |
| Price          | \$730,000     |
| Sold Price     | \$700,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,225         |
| Acres          | 0.11          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32 Sunmeadows Place Se |
| Subdivision | Sundance               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 3H3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wood Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator                                                                 |
| Heating           | Central, Natural Gas                                                                                                                               |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Family Room, Gas, Mantle |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Lane           |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 6th, 2024  |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 16               |
| Zoning         | R-C1             |
| HOA Fees       | 286.65           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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