

\$799,900 - 158 Sundown Place Se, Calgary

MLS® #A2124755

\$799,900

3 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

LAKE PRIVILEGES | QUIET STREET WITH GREEN SPACE | HARDIE BOARD SIDING | LOADS OF UPDATES | Welcome to 158 Sundown Place, located on a quiet culdesac with green space. The main floor features soaring vaulted ceilings, gleaming hardwood floors, main floor laundry, a spacious office/den, formal dining room, kitchen with solid oak cabinets, stainless steel appliances, two seating areas including a cozy family room off the kitchen with a wood burning fireplace and built-ins. Off the kitchen is the WEST facing back yard with a new deck, a gas line for BBQ and RV parking. Upstairs you will enjoy 3 bedrooms including a king-sized master retreat with a walk-in closet and an updated ensuite with glass walk-in shower, heated floors and vanity counter. The lower level boasts a large family room and loads of storage. The garage has 220 wiring and is heated and insulated. Notable updates include: shingles 2009, hardie board siding 2009, ensuite with heated floors 2009, A/C 2021, deck 2021, dishwasher 2022, water tank 2022, kitchen appliances 2017 and most windows 2009. Sundance is a sought-after lake community bordering Fish Creek, with lake privileges where you can enjoy kayaking, swimming, fishing, tennis, basketball and skating in the winter. The community also boasts numerous parks and playgrounds, making it an ideal location for families with children. In addition to its recreational offerings, Sundance has easy access to all



necessary amenities. grocery stores, restaurants, and shops are just a short drive away, making errands and daily tasks a breeze. Lake Sundance has schools from K - 12, is steps away from Fish Creek Park and makes for an easy commute anywhere in the city thanks to the Stoney Trail expansion as well as close proximity to McLeod and Deerfoot Trails.

Built in 1988

Essential Information

MLS® #	A2124755
Price	\$799,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	158 Sundown Place Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B7

Amenities

Amenities	Beach Access, Boating
Parking Spaces	5

Parking	220 Volt Wiring, Carport, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking
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Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 4th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	286.65
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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