

# \$700,000 - 13 Sundown Way Se, Calgary

MLS® #A2129470

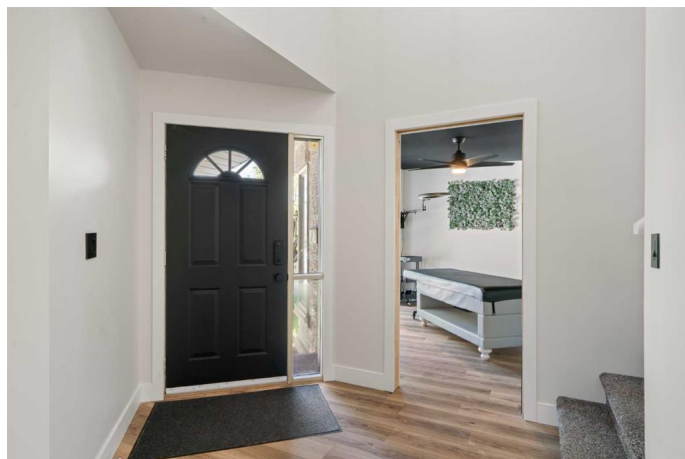
**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,984 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

Check out this recently renovated and upgraded 4-bedroom home in the coveted community of Sundance! This two-story home with a front double-attached garage also has back lane and side lane access and is a 2-minute drive, or a 15-minute walk, to the Sundance Lake beach house for all your community lake recreation needs. What's more, it's only a 20-minute walk to the Somerset C-Train Station! The home itself has a warm, welcoming feel when you enter, with a front office and newly renovated 2-piece powder room on either side of the front entrance. The front office is currently licensed and fully registered with the City of Calgary with a business license for Beauty and Body Services. Further on the main floor is an open floor plan with an expansive living room complemented by a brick-surround wood-burning gas-assist fireplace. A dining area and a roomy, fully renovated kitchen add to the open floor plan. Adjoining the kitchen is a butler's pantry complete with a bar fridge, built-in microwave, two-tone cabinetry, open shelving, natural light, and additional stone counter space for ample storage and staging on the main floor. The main floor also includes the laundry room and a boot room connecting to the garage. The upper floor of this home features 4 sizeable bedrooms and 2 full bathrooms. The large primary bedroom comes complete with a 5-piece en-suite bathroom and a walk-in closet. Aside from being in a prime location for all your transport,



recreation, and amenity needs, this home has undergone an extensive transformation in the last two years to upgrade it and bring additional comfort. Noteworthy upgrades include: all Poly-B plumbing has been removed; a tankless water heater installed; a new furnace; new kitchen and butler's pantry appliances; new flooring throughout (LVP on the main floor, carpet upstairs); new light fixtures throughout (except the primary bedroom and upstairs full bathrooms); new paint throughout (except the bathrooms); CAT 6 cable wired throughout (with Telus Fibre service available); and a new electrical breaker box. Lastly, enjoy a west-facing backyard for that late-day sun exposure. This home is turnkey and ready for its next owners!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2129470    |
| Price          | \$700,000   |
| Sold Price     | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,984       |
| Acres          | 0.10        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Sundown Way Se |
| Subdivision | Sundance          |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X3B8  |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Gazebo, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached                                                                                |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                 |
| Heating           | Central, Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Mixed                                                                                                              |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Unfinished                                                                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2024 |
| Date Sold      | May 30th, 2024 |
| Days on Market | 14             |
| Zoning         | R-C1           |
| HOA Fees       | 299.46         |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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