

\$685,000 - 81 Sunmeadows Crescent Se, Calgary

MLS® #A2147272

\$685,000

5 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

Are you looking to live in a wonderful Lake community? How about in a beloved, impeccably maintained family home without Poly B backing onto a park? Well now is your chance and youâ€™d better hurry! Sundance is the place to be in the South, with wonderful neighbours, quick access to Stoney Trail and Fish Creek Park. You also have Beach access at Lake Sundance and all their amenities, such as: boating, fishing, disc golf, tennis, pickleball, basketball and more. Sunmeadows Crescent is a family friendly street, and you will back on to the park and playground in this 5-bedroom home with over 2500sqf of developed space. Updates in the last year - new Hardie Board siding, shingles, garage door, soffits and gutters. Natural light streams into the entertaining space with vaulted ceilings over the living room and dining room. The kitchen with dining nook overlooks the rebuilt deck and into the yard, stretching beyond to the park. A large ownerâ€™s retreat has room for your king size bed and offers both an ensuite with soaker tub and a walk-in closet. Two more bedrooms and a 4-piece bathroom complete the family wing of the main floor. In 2021, the downstairs was completed and is the perfect hangout for teenagers now and to come. Two huge bedrooms run along the south side of the home with a convenient 3-piece washroom separating them â€“ perfect for kids needing a bit more space as they grow. The family room has space for all your needs and can accommodate a playroom, billiards or gym



equipment - complete with a dry bar and electric fireplace. A growing family means many mouths to feed, and the design of this lower level includes a separate room with a second refrigerator and two freezers. You will also access the laundry area and utilities from here. Sip your morning coffee on the east facing deck and spend your summer nights in the manicured yard that accesses the park via gate. The curb appeal is apparent, the landscaping is charming, and the time is now. Minutes from shopping and schools, contact your trusted agent to book a showing before She Gonâ€™™.

Built in 1993

Essential Information

MLS® #	A2147272
Price	\$685,000
Sold Price	\$685,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,405
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	81 Sunmeadows Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H3

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 20th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	299.46
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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