

\$749,000 - 6 Sundown Close Se, Calgary

MLS® #A2159552

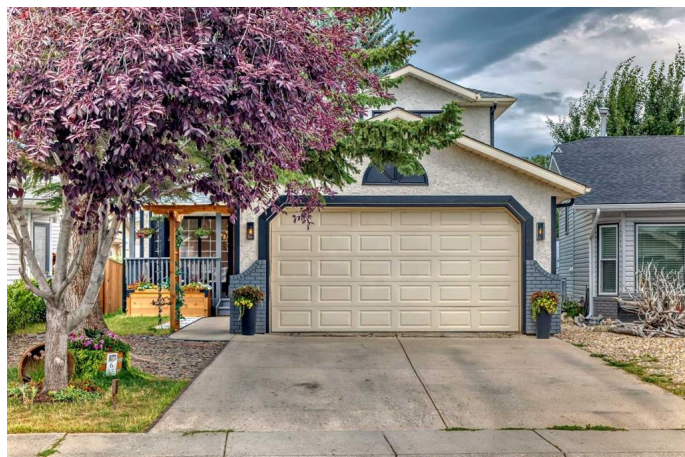
\$749,000

3 Bedroom, 3.00 Bathroom, 2,154 sqft
Residential on 0.10 Acres

Sundance, Calgary, Alberta

((OPEN HOUSE SUNDAY Aug 25th 1 - 4 pm))

Located on a quiet street and boasting lake access, a double garage, 2,154 sq ft of above grade living space and loads of recent updates, this is the perfect 3 bed 3 bath updated move in the ready family home you have been searching for! The curb appeal is evident with the painted stucco exterior, new exterior light fixtures and extensive low maintenance landscaping (all completed in 2023), providing an inviting entrance with a private front porch to enjoy your morning coffee. Upon entry the main floor great room has a comfortable sitting room and formal dining area, with luxury vinyl planking throughout as well as a full neutral repaint (2024) providing a blank canvas for your future design and personal touches. The 2 piece bath has been updated and the main floor laundry has a handy closet space for your upcoming winter storage needs. The main floor Den is the perfect work from home location or could be repurposed as a 4th bedroom. Moving to the kitchen, we can see that it has been updated with a new garburator, faucet, and light fixtures. The oak cabinetry has ample for all your storage and pantry needs, and is well accented by stone countertops and the convenient kitchen island. The breakfast nook is a focal point for those busy mornings and benefits from loads of natural light! The wood burning fireplace (inspected in 2022) makes for a cozy location to relax with friends and family. Heading



upstairs, there is a nook at the top of the stairs that would be a perfect study location for the kids. Into the oversized master bedroom, with its huge walk-in closet with built-ins throughout! The renovated (2023) Master bath has a beautiful soaker tub for relaxing after a long day with quartz countertops, modern fixtures and a walk in shower! The upper level is completed with 2 more large bedrooms and a 3rd updated 4 piece bath with a double vanity. The basement is partially finished with new electrical, full replacement of the poly-b piping (2024) as well as a recently serviced furnace and a highly efficient hot water on demand system. The backyard is a true oasis! With no maintenance required! From the paving stones, trellis fire pit and even a misting tree (for those hot summer days) every detail has been thought of, there is also a dog run for your furry friends on the east side of the property. Book your private showing today!

Built in 1990

Essential Information

MLS® #	A2159552
Price	\$749,000
Sold Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,154
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Sundown Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3B6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	August 29th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	300.00

HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

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