

\$686,000 - 116 Sundown Way Se, Calgary

MLS® #A2257970

\$686,000

4 Bedroom, 4.00 Bathroom, 1,728 sqft

Single Family on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to this beautifully maintained family home tucked away on a quiet street in Lake Sundance. Offering over 2,200 sq. ft. of comfortable living space, this 4-bedroom, 4-bathroom residence combines timeless character with modern updates—plus the bonus of no front sidewalk and a no-grass, low-maintenance yard, meaning less shoveling in winter and more time to enjoy year-round living! Step into the sun-filled, south-facing living room where soaring vaulted ceilings create a bright and airy atmosphere. The spacious eat-in kitchen features abundant cabinetry and quartz countertops, and opens onto a large deck—perfect for summer barbecues and family gatherings (BBQ hookup included). The elegant formal dining room, also with vaulted ceilings and side windows, is ideal for hosting dinner parties. Relax in the cozy sunken family room, complete with wood wainscoting and a granite tile-faced fireplace. A versatile main-floor office (or bedroom) adds flexibility, while a nearby hallway provides washer/dryer hookups, garage access, and a convenient guest bathroom. Gleaming oak hardwood floors flow throughout the main level, adding warmth and sophistication. Up the hardwood staircase, you™ll find a private retreat with three bedrooms and a full family bath. The spacious primary suite features a 4-piece ensuite and walk-in closet, with hardwood flooring extending seamlessly across the upper level. The finished basement offers a versatile, extra-large recreation



space”perfect for a games room, theatre, or both. A dedicated laundry room with sink and toilet adds convenience, while a large storage area and handy workbench provide plenty of utility. This poly-b”free home comes with thoughtful modern upgrades, including a high-efficiency furnace, on-demand hot water system, and central vacuum. The insulated garage is equipped with an electrical panel and a 220v plug, plus a Bluetooth-enabled garage door opener for added convenience. Outside, enjoy a massive low-maintenance deck with aluminum railing, complemented by an additional wood patio”ideal for larger gatherings. Two storage sheds and a secure RV parking stall with vinyl fencing complete the package. Live every day like a vacation at Lake Sundance! Residents enjoy private access to a 33-acre lake and 22-acre park with year-round activities”swimming, boating, fishing, skating, and more. With top-rated schools, nearby shopping, Fish Creek Park, and C-Train transit all close by, Sundance offers one of Calgary’s finest lake lifestyles. Take the 3D virtual tour for an in-depth look at this exceptional property! (id:6289)

Built in 1989

Essential Information

Listing #	A2257970
Price	\$686,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	1,728
Acres	0.10
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	116 Sundown Way Se
Subdivision	Sundance
City	Calgary
Province	Alberta
Postal Code	T2X3B5

Amenities

Amenities	Schools, Shopping, Water Nearby
Features	See remarks, Back lane, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	5
Parking	Attached Garage, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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