$589,900 - 4 Sundown Green Se, Calgary

MLS® #A2226303

$589,900

3 Bedroom, 3.00 Bathroom, 1,299 sqft
Residential on 0.11 Acres

Sundance, Calgary, Alberta

Bungalow located in the desirable community of Lake Sundance. 1298+ Sq ft on main with an additional partially finished basement. As you walk in the front door you will notice the home is bright and has an abundance of natural lighting throughout. Large living room/dining room with a free standing gas fireplace. Kitchen has a breakfast nook, peninsula and stainless steel appliances. Primary bedroom with electric fireplace and walk-in closet, 2 pce. en-suite bathroom. 2 additional good sized bedrooms; 4 pce. main bathroom with soaker tub complete this level. Lower level is partially developed with a flex room, 3 pce. bathroom. Huge family room/rec room only requires carpet, ceiling and paint. Laundry room and storage. Mechanical room has an updated furnace, air purifier and central air (2020). The rear yard is large enough for a garage; has a large patio to enjoy your morning coffee or bbq. Yard is fully fenced with two gates - one which has access to alley; beautifully landscaped with planters and a number of perennials throughout property. Double interlocking brick parking pad at the front. A number of upgrades throughout the years - high efficiency furnace/central air/humidifier/purifier; hot water tank; shingles/facia (approx. 7 years ago); windows - main floor; stainless steel appliances; gas fireplace; exterior/interior paint. Walking distance to Lake, schools, parks, walking paths, shopping and restaurants. Residents have access to the clubhouse and all

amenities associate with Lake Sundance.
Prime location with easy access to MacLeod and Stoney Trail.

Built in 1987

Essential Information

MLS® #	A2226303
Price	$589,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4 Sundown Green Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2Y3

Amenities

Amenities	Boating, Clubhouse, Picnic Area, Playground, Racquet Courts
Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Block Driveway

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Electric, Free Standing, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek

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