

# **\$729,900 - 81 Sundown Manor Se, Calgary**

MLS® #A2207645

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to this stunning corner lot bungalow with a double car attached garage located in the beautiful lake community of Lake Sundance! This home includes 2,800 sq ft of developed living space! Upon entering the home, you will notice the abundance of natural light, open floor plan, and open beam ceilings providing grand appeal! The main floor is complete with a beautiful kitchen, living room, office space, master bedroom with ensuite and secondary bedroom and bathroom. The living room boasts 12 ft ceilings, oak cabinetry built-ins, and a cozy gas fireplace that provides the perfect amount of in-home comfort! Upon entering the kitchen, you will notice the stunning stainless-steel appliances and granite counter tops. The kitchen is complete with an island, pantry, and built-in kitchen hutch! The master bedroom oasis is complete with an ensuite, 6 ft whirlpool, and walk-in closet. The developed basement provides a fun and practical use of space to live and entertain in! The basement features an added gas fireplace, large rec room, wet bar, laundry room, workshop space, 2 additional bedrooms and a bathroom. Looking to enjoy the summer months? The front and backyard of this home are professionally landscaped and the backyard features a 2-tiered deck, large gazebo with outdoor heaters, outdoor showers, and two large storage sheds! This home is complete with air conditioning, vaccu-flow, alarm system, 8 security cameras, stucco exterior (recently painted), shingled roof



(recently redone), and underground irrigation. The community of Lake Sundance is conveniently located within walking distance of Fish Creek Park and provides easy access to Stoney Trail and McLeod Trail. This home is minutes away from Shawnessy with ample restaurants, shopping, entertainment and grocery stores! Book your showing today!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207645    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,466       |
| Acres          | 0.12        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 81 Sundown Manor Se |
| Subdivision | Sundance            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 3H7             |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Other   |
| Parking Spaces | 5   |
| Parking        | Garage Door Opener, Heated Garage, Double Garage Attached |
| # of Garages   | 2   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Storage, Walk-In Closet(s), Bar, Built-in Features, Closet Organizers, Central Vacuum |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Other  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Other, Private Yard, Storage, Barbecue, Lighting, Outdoor Shower |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot              |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Concrete, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 27               |
| Zoning         | R-CG             |
| HOA Fees       | 300              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.