# \$800,000 - 99 Sundown Close Se, Calgary

MLS® #A2205010

# \$800,000

4 Bedroom, 4.00 Bathroom, 2,092 sqft Residential on 0.11 Acres

Sundance, Calgary, Alberta

Nestled in the highly sought-after Lake Sundance community, this beautiful 4-bedroom, 3.5-bathroom detached home offers a perfect blend of comfort, style, and thoughtful designâ€"ideal for modern family living. Inside, you'II love the tall ceilings, upgraded hardwood and vinyl plank flooring, and sun-soaked living spaces that feel bright and welcoming. The modern kitchen is the heart of the home, featuring sleek granite countertops and plenty of room for family meals. Upstairs, the expansive primary suite offers a peaceful retreat with a walk-in closet and a beautifully upgraded ensuite bathroom. With three more bedrooms and four bathrooms in total, there's room for everyone to have their own space. Step outside to enjoy your fully fenced backyard oasis, complete with gorgeous gardens, a dog run, and a covered, screened-in patio perfect for family BBQs or evening chats. And the best part? You'II have private lake access to Lake Sundanceâ€"perfect for swimming, skating, kayaking, and year-round family fun. This beautifully updated Lake Sundance home has had the Poly-B plumbing professionally removed and remediated, a full pre-listing inspection by a licensed home inspector (see supplements), security system and comes equipped with a Kinetico Water Purification System, solar panels for energy efficiency, and a prime location near schools, parks, and shopping. Only a 10 minute walk to C train station / Walmart / catholic high school / library







and YMCA! Don't miss your opportunity to own a thoughtfully upgraded home in an ideal family-friendly community.

#### Built in 1990

# **Essential Information**

MLS® # A2205010 Price \$800,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,092

Acres 0.11

Year Built 1990

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 99 Sundown Close Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3E1

#### **Amenities**

Amenities Clubhouse, Racquet Courts, Beach Access

Parking Spaces 4

Parking Double Garage Attached, Front Drive

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island

Appliances Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer, Water Purifier

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Dog Run, Garden

Lot Description Back Lane, Dog Run Fenced In, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 15th, 2025

Days on Market 27

Zoning R-CG

HOA Fees 299

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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