

81 Sundown Manor SE Calgary, Alberta

MLS # A2249725



\$650,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s)		

Inclusions: Dishwasher, Electric Stove, Garage Control, Microwave Hood Fan, Refrigerator, Washer, Dryer, Window Coverings

EXCELLENT OPPORTUNITY in SUNDANCE – one of Calgary’s most popular communities! You will LOVE this BEAUTIFUL BUNGALOW on a CORNER LOT (with no sidewalk to shovel) close to the LAKE, BEACH, parks, and schools. This home offers great curb appeal with STUCCO exterior and a NEWER ROOF. Inside, you’ll be impressed by the VAULTED ceilings and BRIGHT, OPEN layout. The spacious kitchen features STAINLESS STEEL appliances, GRANITE countertops, a large ISLAND, and dining area. The living room is highlighted by a cozy FIREPLACE. The main floor includes 2 bedrooms and a den (easily used as a 3rd bedroom), including a primary suite with a lavish ENSUITE complete with jetted tub and separate shower. A second FULL bathroom completes the main level. The FINISHED basement offers a large family/rec room, WET BAR, 2 additional bedrooms, a FULL bathroom, laundry, and plenty of storage. Stay cool with CENTRAL AC. Enjoy the LARGE CEDAR fenced, low-maintenance backyard with irrigation system, MASSIVE 2-tier DECK, outdoor WET BAR, sauna, and a DOUBLE ATTACHED HEATED GARAGE. EXCEPTIONAL VALUE! Walking distance to Fish Creek Park with easy access to Stoney Trail and Macleod Trail. Don’t miss this BEAUTIFUL HOME with LAKE ACCESS!