



**109 Sundown Place SE  
Calgary, Alberta**

**MLS # A2300285**



**\$735,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** All Window Coverings, Front Entry Coat Hooks, Nest Thermostat, Family Room & Primary Room TV Brackets, All Bathroom Mirrors, Main Bath Cabinet, Primary Room Head Board, Basement Bedroom Wall Heater, Utility Room Work Bench with Vice, Garage Work Benches. 2 Garage Remote Controls.

This home truly sets itself apart. Significantly upgraded, remodeled, and filled with wonderful tasteful details. Located on a Cul de sac nestled in the heart of family friendly Sundance, with lake privileges, 6 schools & quick access to Stoney Tr. It is the perfect family home! All Poly B Plumbing has been removed, enjoy new central air, a newer high efficiency furnace with UV filter, triple pane windows, a stucco exterior, newer fence, cedar deck with gas BBQ line, a low maintenance professionally landscaped front yard. The overhead garage door is insulated, the garage is insulated & drywalled, and the front driveway is extra long to welcome friends and family. Inside is a great floor plan with refinishable hardwood floors through out the main level, fresh paint & updated lighting. The front living room is flooded with natural light accentuated by the vaulted ceiling and is open to the generous dining space. The fully renovated kitchen is chic, functional and modern with loads of cabinets, pots & pan drawers, a center island with seating, quarts counter tops, and glass back splash all adorned by tasteful custom built in artisan cabinetry bringing character to an already great space. Cozy up to the fireplace as you step down to the large family room with space for the whole family. The Stately barn door slides to reveal a convenient main floor laundry room with awesome build in storage that discreetly leads to a 2 pc powder room. The interior garage entry with separate coat closet and access to the basement resides here too. Upstairs is a generous primary bedroom with a full wall closet complete with closet organizer and lovely renovated 4 pc Ensuite. Two additional bedrooms, a custom created linen closet adding a touch of flair and a 4 pc main bath complete this level. The finished basement is home to a large Rec/Great Room, a flex room currently built into a play area with the cutest

playhouse! Carrying on, is a 4th bedroom and a large storage/utility area. The back yard has 2 rear entry doors, one off the kitchen opening to the raised, private deck, perfect for barbequing & the 2nd is off the Family room with stone steps down to the lush lawn. Sundance is more than a lake community it is a family friendly, convenient lifestyle boarding onto Fish Creek Park, surrounded by shopping, services, amenities and more. Come experience the Sundance Lifestyle.