



**29 Sundown Way SE  
Calgary, Alberta**

**MLS # A2315466**



**\$769,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Both sets of washer and dryer included , curtains

Welcome to your new home located just minutes to Sundance lake ! This stucco finished home is perfect for a growing family offering 5 bedrooms and over 3000 square feet of living space in the heart of Sundance. One feature that could be perfect for multi-family living is the main floor office/den that can function as a full 6th bedroom. A 3 piece bathroom with full shower is just outside the door of this functional space. A great option for a nanny space, or flexible option if you need a space for elderly parents or family. So handy to have the bedroom and bathroom with a shower all on the main level. Not often will you find an inner city home in a lake community where you can fit a full RV Trailer in your backyard! Or maybe a work trailer, quads, skidoos or extra vehicles. So many options. This home has had several improvements and updates over the years. Brand new roof last summer, heated and insulated garage, Rinnai instant hot water heater, triple pane windows upstairs, laundry on both the main and lower levels, new tile flooring on the main level, updated master en suite with custom shower and soaker tub, and a 5 pc main bath upstairs. The 5 pc is perfect for kids with 2 sinks! The main level has huge vaulted ceilings and big windows with a large family room and formal dining area. The front living room has a cozy wood burning fireplace. The lower level has 2 good sized bedrooms, family room and tv area, 3 pc bath and large storage room. The backyard is finished with flagstone patio stones with the the focal point being the unique tree and bench area. Cool space to host parties, or re-design with some more grass or turf. No RV, well you’ve now just added a lot more space to your backyard. Great location in a fabulous lake community. Also with 2 sets of washers and dryers, you could have teenage kids downstairs to do their own laundry!! This is your chance

to get into a large home which is set up perfectly for multi-family living steps away for the lake.