



**60 Sunmeadows Court SE  
Calgary, Alberta**

**MLS # A2327926**



**\$644,800**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lawn, Level, Rectangular Lot		

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

**Inclusions:** N/A

\*Make your First Visit through the 3D TOUR\* From the moment you step inside, this home feels warm, welcoming, and well cared for, featuring a high vaulted ceiling and beautiful Brazilian tigerwood hardwood flooring throughout the main and upper levels. The main floor offers two generous living areas, giving you plenty of flexibility for everyday living, entertaining, or relaxing, and is complete with a cozy gas insert fireplace for added warmth and ambiance. The functional kitchen layout flows easily between both living spaces and provides convenient access to the sunny west facing backyard and deck. The Kitchen also has newer stainless steel appliances. You’ll also find a dedicated main-floor office or playroom, perfect for working from home or giving the kids their own space, along with a convenient half bath and laundry located near the garage entrance. Upstairs, the well-designed layout includes three bedrooms, including a spacious primary suite with a walk-in closet and private ensuite, while the two additional bedrooms are ideal for kids, guests, or flexible use and are supported by a full main bathroom. The mostly finished basement adds even more living space with two large bedrooms and a generous recreation area. Outside, you’ll love the west-facing backyard, perfect for enjoying evening sun after work. Some of the other reasons to love this house is it's location on a quiet street, A/C, some of the windows have been replaced, brand new carpet, newer side fences and a newer faux front finish for amazing curb appeal. Close to the C-train, Sundance Elementary school and Centennial High School.