



GRASSROOTS
REALTY GROUP

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60 Sundown Way SE
Calgary, Alberta

MLS # A2348923



\$649,900

Division:	Sundance		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,524 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: *Water Softener, Vauum System, Sunroom Heater* all sold "as-is"

Welcome to this unique 3 level split home located in the highly desirable lake community of Sundance! Over 2,600 square feet of development with 3 bedrooms and 3 full bathrooms. The main levels have laminate flooring throughout, a large dining room, bright kitchen and a breakfast nook with a door to the heated 3 season sunroom. Three good sized bedromms - primary with a full 4 piece ensuite and large walk-in closet. The basement contains a huge family room with a corner gas fireplace as well as a very large rec room and a 3 piece bathroom. Recent updates include shingles(2022), Furnace(2024), Poly B removed(2014) and for year round comfort CENTRAL AIR CONDITIONING(2024)! Home freshly painted - September 2026! Sundance has 5 schools and with your lake privileges you will enjoy the year round activities! This fine home is awaiting your personal decorating vision!