



109 Sundown Place Calgary Alberta

\$659,800

Lovely Sundance home located at the entry of a quiet cul de sac, close to schools, parks, playgrounds & lake entrance. This fully finished home provides great value with MANY UPGRADES, hardy stucco exterior, amazing PROFESSIONAL LANDSCAPING, and spacious rear fenced yard. Drive up and you'll immediately notice the impressively designed front yard and double attached garage with room on the concrete pad for another 4 vehicles. Enter a spacious slate foyer with coat hooks and a full-sized coat closet nearby. Captivating living room with spacious adjacent dining area features vaulted ceilings, huge bay window for tons of warm, natural light and refinishable hardwood throughout the main floor. UPGRADED KITCHEN has unique built-ins, quartz counters, an expansive island with seating for 5, stainless steel appliances and gorgeous pendant lighting. Back door off the kitchen leads to a handsomely constructed CEDAR DECK with attractive privacy features and a lovely yard surrounded by NEW FENCING. Three steps down from the kitchen the family room stays warm with a wood-burning fireplace. Stunning built in desk feature is a wonderful place for home schoolers or weekend hours with a great craft idea! Stately barn door opens to reveal laundry room, 2-piece bath, extra coat closet and garage entrance. Upstairs you'll find the primary plus 2 bedrooms, elegant 4-piece ensuite and 4-piece main bath. Creative sellers have transformed the old boring linen closet at the top of the stairs into gorgeous custom shelving and drawers. Lower level offers a den currently built into a very cool playroom, large great room and the 4th bedroom currently used as office space. HOA fees include lake privileges offering a host of summer and winter activities. Easy access to SIX SUNDACE SCHOOLS, shopping, golf, hospitals, urgent care, Stoney and Deerfoot Trails. The utilites are reasonable and the nei...

Bedroom 11.08 Ft x 14.08 Ft

Den 8.92 Ft x 8.75 Ft

Great room 14.08 Ft x 21.33 Ft

Furnace 11.67 Ft x 23.00 Ft

Other 3.92 Ft x 5.33 Ft

Living room 14.42 Ft x 11.83 Ft

Family room 17.83 Ft x 13.33 Ft

2pc Bathroom 3.08 Ft x 8.00 Ft

Laundry room 5.67 Ft x 8.08 Ft

Primary Bedroom 12.58 Ft x 14.92 Ft

4pc Bathroom 4.92 Ft x 9.58 Ft

Bedroom 8.83 Ft x 12.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 14.67 Ft x 16.25 Ft

Dining room 16.08 Ft x 9.00 Ft

Bedroom 8.75 Ft x 13.67 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft