# \$686,000 - 116 Sundown Way Se, Calgary

MLS® #A2257970

## \$686,000

4 Bedroom, 4.00 Bathroom, 1,728 sqft Residential on 0.10 Acres

Sundance, Calgary, Alberta

OPEN HOUSE 2-4 pm Saturday, Nov. 1st, and 11 am -1 pm Sunday, November 2nd. Welcome to this beautifully maintained family home tucked away on a quiet street in Lake Sundance. Offering over 2,200 sq. ft. of comfortable living space, this 4-bedroom, 4-bathroom residence combines timeless character with modern updatesâ€"plus the bonus of no front sidewalk and a no-grass, low-maintenance yard, meaning less shoveling in winter and more time to enjoy year-round living!

Step into the sun-filled, south-facing living room where soaring vaulted ceilings create a bright and airy atmosphere. The spacious eat-in kitchen features abundant cabinetry and quartz countertops, and opens onto a large deckâ€"perfect for summer barbecues and family gatherings (BBQ hookup included). The elegant formal dining room, also with vaulted ceilings and side windows, is ideal for hosting dinner parties.

Relax in the cozy sunken family room, complete with wood wainscoting and a granite tile-faced fireplace. A versatile main-floor office (or bedroom) adds flexibility, while a nearby hallway provides washer/dryer hookups, garage access, and a convenient guest bathroom. Gleaming oak hardwood floors flow throughout the main level, adding warmth and sophistication.

Up the hardwood staircase, you'II find a private retreat with three bedrooms and a full family bath. The spacious primary suite







features a 4-piece ensuite and walk-in closet, with hardwood flooring extending seamlessly across the upper level.

The finished basement offers a versatile, extra-large recreation spaceâ€"perfect for a games room, theatre, or both. A dedicated laundry room with sink and toilet adds convenience, while a large storage area and handy workbench provide plenty of utility. This poly-bâ€"free home comes with thoughtful modern upgrades, including a high-efficiency furnace, on-demand hot water system, and central vacuum. The insulated garage is equipped with an electrical panel and a 220v plug, plus a Bluetooth-enabled garage door opener for added convenience. Outside, enjoy a massive low-maintenance deck with aluminum railing, complemented by an additional wood patioâ€"ideal for larger gatherings. Two storage sheds and a secure RV parking stall with vinyl fencing complete the package.

Live every day like a vacation at Lake Sundance! Residents enjoy private access to a 33-acre lake and 22-acre park with year-round activitiesâ€"swimming, boating, fishing, skating, and more. With top-rated schools, nearby shopping, Fish Creek Park, and C-Train transit all close by, Sundance offers one of Calgary's finest lake lifestyles.

Take the 3D virtual tour for an in-depth look at this exceptional property!

Built in 1989

#### **Essential Information**

MLS® # A2257970 Price \$686,000

Bedrooms 4

Bathrooms 4.00

Full Baths 2

Half Baths 2

Square Footage 1,728
Acres 0.10

Year Built 1989

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 116 Sundown Way Se

Subdivision Sundance

City Calgary
County Calgary
Province Alberta

Postal Code T2X 3B5

#### **Amenities**

Amenities Beach Access

Parking Spaces 5

Parking 220 Volt Wiring, Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Appliances Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas Log, Mantle, Marble

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Level, Low Maintenance Landscape,

Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 18th, 2025

Days on Market 47

Zoning R-CG

HOA Fees 320

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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