\$725,000 - 42 Sundown Manor Se, Calgary

MLS® #A2210949

\$725,000

4 Bedroom, 3.00 Bathroom, 1,924 sqft Residential on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to this beautiful 4 bedrooms up family home! The inviting main floor has been updated with gorgeous engineered white oak hardwood. Enter to the formal living and dining room, great for hosting dinner, or having a quiet place to read a book. The kitchen is wall appointed with quality appliances, a corner pantry and updated island with white stone countertop. The breakfast nook is ideal for casual dining or homework, and leads to a large deck. Adjacent to the kitchen is a generous family room with gas fireplace. Note that the windows have been upgraded with vinyl triple pane windows. Around the corner you'll find a powder room for guests, and a main floor laundry. Upstairs hosts 4 large rooms. The primary bedroom will easily host a King bed and still provides ample space to retreat, a walk in closet, and 4 pc ensuite. 3 additional bedrooms and a second 4 pc bath make up the balance of the second floor. The basement is developed with a large rec space - ideal for watching movies, and a flex space for exercise or toys. The furnace and HWT have been recently replaced. The poly b plumbing throughout the home has been replaced. Loads of mechanical work has been completed. The community offers year round recreation at Lake Sundance - fishing, boating, skating, sledding, pickleball, tennis, playgrounds and more. All 3 levels of schooling are in the neighbourhood. Easy access to Stoney. Shawnessy shopping area. And South Urgent Care. A wonderful place for







a growing family. Be sure to book with your agent or stop by an OPEN HOUSE this weekend Sat/Sun 2:00-4:00pm.

Built in 1993

Essential Information

MLS® # A2210949 Price \$725,000

Bedrooms 4

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,924 Acres 0.10 Year Built 1993

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 42 Sundown Manor Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3H8

Amenities

Amenities Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home, Pantry, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2025

Days on Market 3

Zoning R-CG

HOA Fees 315

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Canyon Creek

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