



**GRASSROOTS**  
REALTY GROUP

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**129 Sundown Place SE**  
**Calgary, Alberta**

**MLS # A2222815**



**\$985,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Pie Shaped		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Firepit, Furniture can be negotiable.		

This beautifully renovated home gives you over 2700 sqft of developed living space. It is set on a fully landscaped lot surrounded by mature trees, offering the perfect setting for your family. Within walking distance to three schools (Sundance School, Father Whelihan and Centennial High School), Sundance Lake, a variety of restaurants, and vibrant community spaces, this home truly has it all. Designed for hosting and happy memories, this chef-inspired kitchen features two oversized islands, sleek black cabinetry, premium quartz countertops, and a hidden walk-in pantry&mdash;ideal for keeping everyday essentials tucked away. Throughout the home, expansive windows, elegant and durable luxury vinyl plank floors, and modern black-accented finishes create an inviting and sophisticated atmosphere. The seamless flow between the dining and living areas makes entertaining effortless. This home offers 6 generous bedrooms, including a serene primary retreat with a spa-inspired ensuite, where you can unwind after a long day. The fully finished basement provides an ideal space for a home theatre, fitness studio, or playroom &mdash;tailor it to fit your family's lifestyle. A beautifully landscaped yard with a spacious deck creates the perfect setting for summer BBQs, children&rsquo;s playdates, or quiet evenings under the stars. Through the back corner, there is a double gate and compressed gravel pad that allow you to park your RV or extra vehicles. Located in one of Calgary&rsquo;s best lake districts, with easy access to private & public schools, family-friendly parks, and major commuting routes. And best of all, it is ready for you to just move in. Experience luxury, convenience, and community all in one place. No Poly B

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