



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4 Sundown Green SE Calgary, Alberta

MLS # A2226303



\$589,900

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Block Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Lawn, Level, Rectangular L		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric Fireplace - Primary Bedroom Wall; Wall Bracket TV - Living Room; Shelving en-suite and main bathrooms; Shed

Bungalow located in the desirable community of Lake Sundance. 1298+ Sq ft on main with an additional partially finished basement. As you walk in the front door you will notice the home is bright and has an abundance of natural lighting throughout. Large living room/dining room with a free standing gas fireplace. Kitchen has a breakfast nook, peninsula and stainless steel appliances. Primary bedroom with electric fireplace and walk-in closet, 2 pce. en-suite bathroom. 2 additional good sized bedrooms; 4 pce. main bathroom with soaker tub complete this level. Lower level is partially developed with a flex room, 3 pce. bathroom. Huge family room/rec room only requires carpet, ceiling and paint. Laundry room and storage. Mechanical room has an updated furnace, air purifier and central air (2020). The rear yard is large enough for a garage; has a large patio to enjoy your morning coffee or bbq. Yard is fully fenced with two gates - one which has access to alley; beautifully landscaped with planters and a number of perennials throughout property. Double interlocking brick parking pad at the front. A number of upgrades throughout the years - high efficiency furnace/central air/humidifier/purifier; hot water tank; shingles/facia (approx. 7 years ago); windows - main floor; stainless steel appliances; gas fireplace; exterior/interior paint. Walking distance to Lake, schools, parks, walking paths, shopping and restaurants. Residents have access to the clubhouse and all amenities associate with Lake Sundance. Prime location with easy access to MacLeod and Stoney Trail.