



**GRASSROOTS**  
REALTY GROUP

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**88 Sundown Green SE**  
**Calgary, Alberta**

**MLS # A2245315**



**\$769,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,220 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Storage Shed, Play structure

Welcome to this lovely four bedroom home in the sought after community of Lake Sundance. This home is ideally situated on a quiet street and offers easy access to the lake for swimming, kayaking, paddle boarding and the tennis courts. The spacious entrance greets you and leads into the formal living room and dining room. The kitchen features original oak cabinets, stainless steel appliances, a breakfast bar, an adjacent eating nook and a patio door with access to the deck. The cozy family room features beautiful oak millwork and a brick wood burning fireplace. Ascend the stairs to the second level of the home which offers a spacious primary bedroom with a walk-in closet and a four piece ensuite, three additional generous sized bedrooms and a full bathroom. The lower level of the home is developed and offers a family room, a bedroom, a full bathroom, laundry room and plenty of extra storage. The large sunny yard offers a deck, space for RV parking, a storage shed and play structure. Recent upgrades to the home include 13 windows replaced in 2025, two water heaters and carpets in 2021. The home includes permanent outdoor Oglo Watts LED lighting system. Enjoy living in this wonderful community and being so close to Fish Creek Park, many schools, transit and shopping.