



GRASSROOTS
REALTY GROUP

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33 Sundown Close SE
Calgary, Alberta

MLS # A2245531



\$749,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

Inclusions: Garden Shed

Welcome to Sundance! This sought-after lake community is perfect for families, and this 4-bedroom home has so much to offer its next owners. The exterior is finished with low-maintenance composite siding, plus newly installed roof shingles. Inside, you're greeted by a spacious vaulted entry with tile floors that flows into a bright front living room with soaring ceilings and big windows. Hardwood flooring was added throughout the main living areas and upstairs bedrooms in recent years, giving the home a fresh, timeless look without any carpet. The kitchen is generous in size with a big island, corner pantry, and plenty of natural light thanks to the bay window and patio doors that lead to a south-facing backyard. The kitchen opens to a cozy family room with a wood-burning fireplace, and there's also a formal dining room—great for entertaining. Main-floor laundry and a 2-piece bath add extra convenience. Outside, you'll find a private yard with back-alley access, large patio, and a handy 8' x 10' garden shed. Upstairs, the primary bedroom spans the entire back of the home. It's oversized with plenty of room for all your furniture and even a flex space that could work as a home gym, office, or reading nook. The primary also has a walk-in closet and a 4-piece ensuite with Jacuzzi tub and separate shower. Three more bedrooms and another full bath complete the upper level. The basement is already framed with plans for a bedroom, recreation room, summer kitchen, bathroom, and storage—giving you a head start if you want to finish it. Other updates include a newer hot water tank (2018). Living in Sundance means year-round lake access, plus you're close to schools, shopping, restaurants, and recreation. Easy access to major roadways makes commuting a breeze.

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