



**GRASSROOTS**  
REALTY GROUP

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

**17143 Sundown Road SE**  
**Calgary, Alberta**

**MLS # A2245671**



**\$765,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,691 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	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>	Brick, 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), Closet Organizers, Open Floorplan, See Remarks, Stone Counters, Storage		

**Inclusions:** N/A

This fully renovated Sundance home offers about 1700 sq. ft. of beautifully finished living space above grade plus a fully finished basement, blending timeless character with modern comfort in one of Calgary's most established lake communities. Set on a quiet street with hardie board siding and a double attached garage, the home welcomes you with vaulted ceilings, luxury vinyl plank flooring, and an abundance of natural light from large windows and skylights. The open-concept kitchen has been completely redesigned with a massive quartz island, stainless steel appliances, farmhouse undermount sink, custom hood fan, and thoughtful storage throughout. A built-in workstation overlooks the sunken living room, where a striking brick wood-burning fireplace is framed by built-in shelving. Upstairs, you'll find three spacious bedrooms including a king-sized primary suite with walk-in closet and a fully tiled 3-piece ensuite featuring a 10mm glass shower. The main bath is equally stylish with modern finishes and a shiplap feature wall. Downstairs, the finished basement offers a versatile rec room, bedroom, custom built-ins, and ample storage. Additional upgrades include central air conditioning, newer windows, doors, trim, and fixtures, a four-year-old hot water tank, a 2005 furnace, central vac, and in-sink food disposal. Outside, enjoy a low-maintenance composite deck with aluminum railing, natural gas BBQ line, aggregate patio, RV parking pad, newer fence, and a garden shed—perfect for relaxed summer living. Call now to schedule your private showing.