



GRASSROOTS
REALTY GROUP

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81 Sundown Manor SE
Calgary, Alberta

MLS # A2249725



\$675,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Sundance | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,477 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Heated Garage, Insulated | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s) | | |

Inclusions: Dishwasher, Electric Stove, Garage Control, Microwave Hood Fan, Refrigerator, Washer, Dryer, Window Coverings

EXCELLENT OPPORTUNITY in SUNDANCE – one of Calgary’s most popular communities! You will LOVE this BEAUTIFUL BUNGALOW on a CORNER LOT (with no sidewalk to shovel) close to the LAKE, BEACH, parks, and schools. This home offers great curb appeal with STUCCO exterior and a NEWER ROOF. Inside, you’ll be impressed by the VAULTED ceilings and BRIGHT, OPEN layout. The spacious kitchen features STAINLESS STEEL appliances, GRANITE countertops, a large ISLAND, and dining area. The living room is highlighted by a cozy FIREPLACE. The main floor includes 2 bedrooms and a den (easily used as a 3rd bedroom), including a primary suite with a lavish ENSUITE complete with jetted tub and separate shower. A second FULL bathroom completes the main level. The FINISHED basement offers a large family/rec room, WET BAR, 2 additional bedrooms, a FULL bathroom, laundry, and plenty of storage. Stay cool with CENTRAL AC. Enjoy the LARGE CEDAR fenced, low-maintenance backyard with irrigation system, MASSIVE 2-tier DECK, outdoor WET BAR, sauna, and a DOUBLE ATTACHED HEATED GARAGE. EXCEPTIONAL VALUE! Walking distance to Fish Creek Park with easy access to Stoney Trail and Macleod Trail. Don’t miss this BEAUTIFUL HOME with LAKE ACCESS!