



**GRASSROOTS**  
REALTY GROUP

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**17140 Sundown Road SE**  
**Calgary, Alberta**

**MLS # A2278925**



**\$759,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Solar Tube(s), Storage, Walk-In Closet(s)

**Inclusions:** shed

OPEN HOUSE Sunday January 18-2-4pm ~ Welcome Home to this 3 bedroom 3.5 bath home with over 2400 sq. ft. of living space that has been INCREDIBLY well maintained by the Owners! You will not have to do a thing but move in! ALL POLY B has been replaced, Flooring has been redone in most of the home, KITCHEN has been remodeled with New Cabinetry, Granite counters, SS appliances, and the addition of an island with BAMBOO top making it easier to move if need be. Main & Upper bathrooms have new cabinetry and quartz counters, ALL Toilets in the home have been replaced, and the baths/showers have been recoated to make them like new! Plus much more. This is the Perfect Family home with formal living room and dining but also a sunken Family Room beside the Kitchen with built ins and gas fireplace adding to its warmth and making the main floor a perfect family gathering place. Off the kitchen and family room are sliding patio doors taking you out to the Private, landscaped back yard complete with Composite Deck and inlaid stone patio making it a great Outdoor space! Back inside and upstairs there are 3 bedrooms including the Master Bedroom. This is a good sized room with walk in closet and 5 piece en suite. Soak away the days cares in the jetted tub! Love the barn door entrance to the en suite. There is also a 4 piece bath on this level and check out the bench seats under the windows in the two bedrooms. There is EXTRA STORAGE in these. Back down to main floor you have the entrance to the double HEATED garage, Laundry room, half bath and then downstairs to another FAMILY SPACE. Lower level has been refreshed too including new carpet. There is a Dry Bar, excellent TV area, office or flex room (window is non egress) and 3 piece bathroom. Shower has been recoated and is like new! Furnace Room with BRAND NEW HIGH

EFFICIENCY FURNACE/Storage has plenty of room for all your seasonal décor. Outside you notice Trees have been Trimmed, Perennial beds in the Front & Back yards have been professionally edged with stamped, landscaped curbing. ALL eaves trough and downspouts have been replaced, Garage Door replaced. What more can I say! SUNDANCE is an established Family Community. Schools, Retail, Restaurants, Churches and of course you have Lake Sundance for boating, swimming, fishing in the summer and skating & tobogganing in the winter. Check out the website for more <https://www.lakesundance.org/About-Us/amenities>. Another plus of this home is you are with in walking distance of the Lake, most schools and close to bus routes too! Come and view this home TODAY and live here TOMORROW!