



**46 Sunset Way SE
Calgary, Alberta**

MLS # A2289993



\$899,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,708 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

This very spacious Sundance residence sits on a quiet, picturesque street facing lakefront homes and offers exceptional family living with 4 bedrooms up and over 2,700 sq ft of developed space. The main level features formal living and dining rooms, along with an inviting family room anchored by a fireplace and built ins. The adjoining kitchen is tastefully finished with granite countertops, a large island/eating bar, stainless steel appliances and abundant cabinetry including a pantry. A private office just off the foyer provides an ideal work from home space, while a laundry room and 2 piece bath complete the main floor. A curved staircase leads to the upper level, where four well proportioned bedrooms and a 5 piece main bath await. The generous primary suite includes a cozy sitting area, walk in closet, and a private 5 piece ensuite with dual sinks, a relaxing jetted tub, and a separate shower. The lower level is partially finished with drywall, electrical, and plumbing already in place—offering a head start for future development. Outside, enjoy a huge backyard with a spacious deck, perfect for outdoor living, along with the convenience of a double attached front garage. This home includes lake access and is ideally located near the Sundance Recreation Centre, Fish Creek Provincial Park, schools, shopping, public transit, and provides easy access to Macleod Trail and Stoney Trail.