



**184 Sunmeadows Crescent SE  
Calgary, Alberta**

**MLS # A2298313**



**\$649,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Lake, Landscaped, Lawn, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	2nd fridge in basement (as is), outdoor shed		

Welcome to this well maintained 4 level split located in the highly sought-after lake community of Sundance. Situated on a quiet street, this spacious home offers 4 bedrooms and 3 bathrooms, making it ideal for growing families. Built in 1992, this home has been lovingly cared for over the years, with numerous important updates already completed. The poly B plumbing has been removed, and major mechanical upgrades include a new furnace (2025) and hot water tank (2019). All windows have been replaced within the last 10 years, along with updated appliances including the stove (2020), fridge (2021), dryer (2022), washer (2024), and dishwasher (2025). Outside, enjoy a newer cedar fence (2019) and a cedar side deck (2020) perfect for summer BBQs. The main floor features durable laminate flooring throughout and offers a bright, functional layout with a spacious living room, dining area, and kitchen complete with pantry and direct access to the deck. Upstairs, you'll find two generously sized bedrooms, a full 4 piece bathroom, and a primary bedroom with its own 3 piece ensuite. The lower level boasts a large and inviting family room centered around a cozy wood burning fireplace, along with an additional bedroom and another full 4 piece bathroom, ideal for guests or teens. The basement remains undeveloped, providing a great opportunity to customize the space to suit your needs, with ample room for storage. Additional highlights include an insulated double attached garage and a large, fully fenced backyard with back lane access, offering both privacy and potential. This is a fantastic opportunity to own a solid, well kept home in an established community close to all levels of schools: Sundance School (K&ndash;6) - Early French Immersion, Fish Creek School (K&ndash;6), Midsun Junior High(7-9), Father James Whelihan School (K&ndash;9),

Centennial High School (10&ndash;12), parks, Sikome Lake, Bow Valley Ranch, Fish Creek and enjoy the lake amenities.