



**17 Sundown Close SE
Calgary, Alberta**

MLS # A2142018



\$808,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your dream home at 17 Sundown Close – a stunning detached house offering 4 bedrooms, 2.5 bathrooms of luxurious living space in the family-friendly community of Sundance. This beautifully maintained residence is the perfect blend of comfort and convenience. As you step inside, you’ll be greeted by a spacious and inviting foyer that leads to the bright and airy living room. The open-concept layout is ideal for modern living, providing plenty of space for both relaxation and entertaining. Large windows flood the home with natural light, creating a warm and welcoming atmosphere. Upstairs, you’ll find four generously sized bedrooms, including the luxurious primary suite. This private retreat features a spacious layout and plenty of closet space. The additional bedrooms are perfect for children, guests, or a home office. Outside, the expansive backyard is an oasis of tranquility, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The large deck is ideal for summer barbecues and outdoor dining. The attached garage offers additional storage and parking convenience. Located in the desirable Sundance community, this house provides easy access to an array of amenities, including schools, parks, shopping centers, and recreational facilities. The nearby Sundance Lake offers a range of outdoor activities, making it a perfect spot for family fun. Don’t miss the opportunity to make this exceptional house your new home! *Roof 2017*