



GRASSROOTS
REALTY GROUP

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81 Sundown Manor SE
Calgary, Alberta

MLS # A2207645



\$687,500

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,466 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	Garage Heater		

Welcome to this stunning corner lot bungalow with a double car attached garage located in the beautiful lake community of Lake Sundance! This home includes 2,800 sq ft of developed living space! Upon entering the home, you will notice the abundance of natural light, open floor plan, and open beam ceilings providing grand appeal! The main floor is complete with a beautiful kitchen, living room, office space, master bedroom with ensuite and secondary bedroom and bathroom. The living room boasts 12 ft ceilings, oak cabinetry built-ins, and a cozy gas fireplace that provides the perfect amount of in-home comfort! Upon entering the kitchen, you will notice the stunning stainless-steel appliances and granite counter tops. The kitchen is complete with an island, pantry, and built-in kitchen hutch! The master bedroom oasis is complete with an ensuite, 6 ft whirlpool, and walk-in closet. The developed basement provides a fun and practical use of space to live and entertain in! The basement features an added gas fireplace, large rec room, wet bar, laundry room, workshop space, 2 additional bedrooms and a bathroom. Looking to enjoy the summer months? The front and backyard of this home are professionally landscaped and the backyard features a 2-tiered deck, large gazebo with outdoor heaters, outdoor showers, and two large storage sheds! This home is complete with air conditioning, vaccu-flow, alarm system, 8 security cameras, stucco exterior (recently painted), shingled roof (recently redone), and underground irrigation. The community of Lake Sundance is conveniently located within walking distance of Fish Creek Park and provides easy access to Stoney Trail and McLeod Trail. This home is minutes away from Shawnessy with ample restaurants, shopping, entertainment and grocery stores! Book your showing today!

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