

# \$725,000 - 42 Sundown Manor Se, Calgary

MLS® #A2210949

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,924 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to this beautiful 4 bedrooms up family home! The inviting main floor has been updated with gorgeous engineered white oak hardwood. Enter to the formal living and dining room, great for hosting dinner, or having a quiet place to read a book. The kitchen is wall appointed with quality appliances, a corner pantry and updated island with white stone countertop. The breakfast nook is ideal for casual dining or homework, and leads to a large deck. Adjacent to the kitchen is a generous family room with gas fireplace. Note that the windows have been upgraded with vinyl triple pane windows. Around the corner you'll find a powder room for guests, and a main floor laundry. Upstairs hosts 4 large rooms. The primary bedroom will easily host a King bed and still provides ample space to retreat, a walk in closet, and 4 pc ensuite. 3 additional bedrooms and a second 4 pc bath make up the balance of the second floor. The basement is developed with a large rec space - ideal for watching movies, and a flex space for exercise or toys. The furnace and HWT have been recently replaced. The poly b plumbing throughout the home has been replaced. Loads of mechanical work has been completed. The community offers year round recreation at Lake Sundance - fishing, boating, skating, sledding, pickleball, tennis, playgrounds and more. All 3 levels of schooling are in the neighbourhood. Easy access to Stoney. Shawnessy shopping area. And South Urgent Care. A wonderful place for



a growing family. Be sure to book with your agent or stop by an OPEN HOUSE this weekend Sat/Sun 2:00-4:00pm.

Built in 1993

### **Essential Information**

MLS® #	A2210949
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Sundown Manor Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H8

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	315
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.