



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 SUNDOWN Close, Calgary T2X 2X3**

MLS®#: **A2142018**      Area: **Sundance**      Listing **06/20/24**      List Price: **\$718,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$30k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1989**      Abv Sqft: **2,253**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,510 sqft**      Ttl Sqft: **2,253**  
 Lot Shape:

DOM

**153**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Garden**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Garden**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 2`10"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>7`5" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 12`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`0" x 15`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 14`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`2" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 14`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`3" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`11" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 14`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 15`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 18`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`11" x 14`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8911950**

Remarks

Pub Rmks: **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, Poly B pipe replaced Aug-2024\***

Inclusions:  
Property Listed By: **N/A**  
**Sunflower Realty & Property Management Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















