



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 SUNDOWN Place, Calgary T2X 3B7**

MLS®#: **A2162211**      Area: **Sundance**      Listing **09/02/24**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1988**      Abv Sqft: **1,456**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,757 sqft**      Ttl Sqft: **1,456**  
 Lot Shape:

DOM

**17**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Cul-De-Sac**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer**  
 Int Feat: **Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>16`4" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 6`11"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>9`5" x 12`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`11" x 12`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 16`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`10"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>6`0" x 11`0"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>8`9" x 11`0"</b>	<b>Game Room</b>	<b>Suite</b>	<b>20`9" x 15`7"</b>
<b>Den</b>	<b>Suite</b>	<b>8`10" x 7`11"</b>	<b>Laundry</b>	<b>Suite</b>	<b>12`7" x 6`9"</b>

**Kitchen With Eating Area  
Bedroom**

**Suite  
Suite**

**10`4" x 16`4"  
15`0" x 9`7"**

**Walk-In Closet  
4pc Bathroom**  
Legal/Tax/Financial

**Suite  
Suite**

**4`7" x 5`9"  
5`0" x 9`7"**

Title:  
**Fee Simple**  
Legal Desc:

**8810991**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **\*157 SUNDOWN PLACE SE\*\* GREAT BUNGALOW - GREAT LOCATION - GREAT COMMUNITY. IMMACULATE BUNGALOW located in a QUIET CUL-DE-SAC. Features VAULTED CEILINGS, Main Floor Family room with a FIREPLACE, 4 FULL BATHROOMS. FULLY DEVELOPED BSMT WITH 2 SELF-CONTAINING ILLEGAL SUITES. The main level has brand new LUXURY VINYL PLANK FLOORING throughout! Main-Floor bathrooms with brand new Toilets. Main Level with new paint on the walls and ceilings! Brand New main-floor KITCHEN APPLIANCES! (New Stove, Hoodfan, Dishwasher & Fridge). Backyard has a large DECK which offers a SEPARATE ENTRANCE to the basement. Basement was recently painted and brand new Luxury Vinyl Plank Flooring installed. Basement has a common Laundry area, storage room, and then separate doors to each self contained ILLEGAL SUITES. 1 Basement illegal Suite offers a 4-Piece Bath, Bedroom, and Kitchen Area. There is a second smaller illegal SUITE (Bachelor suite), with a space for a bed and a Kitchen area. Home backs onto a laneway, with a gravel parking pad that can fit 2 Vehicles + Plenty of Off-Street Parking. The location is remarkable, as its on a QUIET CULDESAC close to a PARK! Enjoy the LAKE amenity of LAKE SUNDACE and try your hand at fishing and canoeing / kayaking, or lounge around at the private BEACH! Call your favorite Realtor to schedule a viewing today!**

Inclusions:  
Property Listed By: **Rhinorealty**

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













