



THE
A-TEAM

**RE/MAX
FIRST**

157 SUNDOWN Place, Calgary T2X 3B7

MLS®#: **A2162211** Area: **Sundance** Listing Date: **09/02/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 04-Oct** 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

80
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
Family Room	Main	16`4" x 11`5"	Dining Room	Main	10`7" x 6`11"
Living/Dining Room Combination	Main	9`5" x 12`7"	Living Room	Main	11`5" x 13`5"
4pc Bathroom	Main	7`11" x 4`11"	Bedroom	Main	11`3" x 9`7"
Bedroom	Main	7`11" x 12`8"	Bedroom - Primary	Main	10`10" x 16`2"
4pc Ensuite bath	Main	5`0" x 7`10"	4pc Bathroom	Suite	6`0" x 11`0"
Kitchen	Suite	8`9" x 11`0"	Game Room	Suite	20`9" x 15`7"
Den	Suite	8`10" x 7`11"	Laundry	Suite	12`7" x 6`9"

**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













