



THE
A-TEAM

**RE/MAX
FIRST**

52 SUNDOWN Way, Calgary T2X 3B6

MLS®#: **A2191295**

Area: **Sundance**

Listing Date: **01/30/25**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,650 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,900**
Low Sqft:
Ttl Sqft: **1,900**

DOM

3

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,None,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 7`9"	Dining Room	Main	16`2" x 10`7"
Family Room	Main	13`7" x 12`10"	Eat in Kitchen	Main	17`5" x 12`5"
Living Room	Main	12`3" x 10`4"	Office	Main	9`8" x 8`5"
4pc Bathroom	Upper	7`4" x 6`7"	4pc Ensuite bath	Upper	10`6" x 7`6"
Bedroom	Upper	9`11" x 12`9"	Bedroom	Upper	9`7" x 12`9"
Bedroom - Primary	Upper	14`3" x 16`3"	4pc Bathroom	Basement	7`6" x 5`0"
Bedroom	Basement	13`5" x 11`2"	Walk-In Closet	Upper	5`0" x 5`0"

**Bedroom
Storage
Furnace/Utility Room**

**Basement
Basement
Basement**

**11`4" x 8`7"
7`6" x 4`2"
5`11" x 13`1"**

**Game Room
Storage**

**Basement
Basement**

**19`7" x 15`7"
9`1" x 8`9"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8810991

Remarks

Pub Rmks: **This beautifully maintained and thoughtfully updated two-storey home blends comfort, style, and functionality perfectly in the highly sought-after lake community of Sundance. Upon entering, you're welcomed by a grand staircase, complemented by new vinyl flooring and fresh, modern paint throughout. The main level features an open-concept design that effortlessly connects the kitchen, dining, and living spaces—ideal for entertaining and everyday living. The kitchen boasts a functional island or breakfast-bar, while the living room invites you to relax by the warmth of a wood-burning fireplace, creating a cozy retreat. Upstairs, the spacious primary suite offers a luxurious ensuite complete with a jetted tub. Two additional well-sized bedrooms complete the upper floor. The fully developed basement provides endless possibilities with a generous recreation area, two additional bedrooms, and ample storage space. Outside, the large landscaped yard features a large concrete patio great for entertaining and low-maintenance living, while the home's impressive curb appeal and many updates including siding, soffit, fascia, eaves, shingles, exterior stone veneer and garage door makes the home stand out in the neighbourhood. Enjoy exclusive access to Sundance Lake and the convenience of nearby schools, parks, and amenities. This is your chance to experience lakeside living at its best—schedule your private viewing today!**

Inclusions:
Property Listed By: **Built In Desk in the office
Charles**

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









