

42 Sundown Manor SE Calgary, Alberta

MLS # A2210949



\$689,900

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|------------------|--|---------------|-------------------|
| Division: | Sundance | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,924 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Pantry, Vinyl Windows | | |

Inclusions: Security cameras, and camera door bell.

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 well 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.