

# \$599,900 - 4 Sundown Green Se, Calgary

MLS® #A2226303

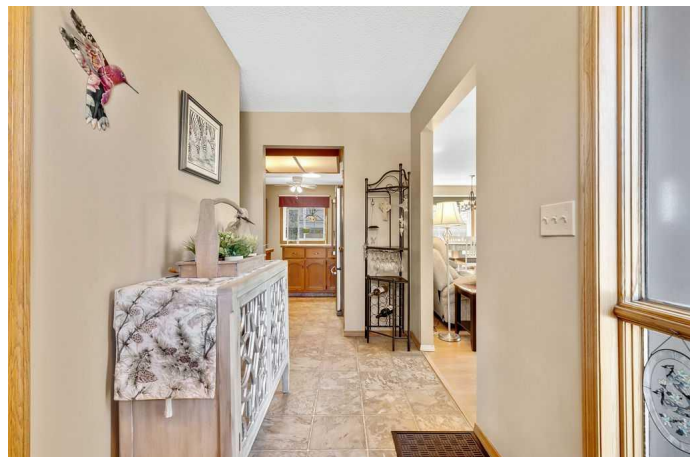
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

Bungalow located in the desirable community of Lake Sundance. 1298+ Sq ft on main with an additional partially finished basement. As you walk in the front door you will notice the home is bright and has an abundance of natural lighting throughout. Large living room/dining room with a free standing gas fireplace. Kitchen has a breakfast nook, peninsula and stainless steel appliances. Primary bedroom with electric fireplace and walk-in closet, 2 pce. en-suite bathroom. 2 additional good sized bedrooms; 4 pce. main bathroom with soaker tub complete this level. Lower level is partially developed with a flex room, 3 pce. bathroom. Huge family room/rec room only requires carpet, ceiling and paint. Laundry room and storage. Mechanical room has an updated furnace, air purifier and central air (2020). The rear yard is large enough for a garage; has a large patio to enjoy your morning coffee or bbq. Yard is fully fenced with two gates - one which has access to alley; beautifully landscaped with planters and a number of perennials throughout property. Double interlocking brick parking pad at the front. A number of upgrades throughout the years - high efficiency furnace/central air/humidifier/purifier; hot water tank; shingles/facia (approx. 7 years ago); windows - main floor; stainless steel appliances; gas fireplace; exterior/interior paint. Walking distance to Lake, schools, parks, walking paths, shopping and restaurants. Residents have access to the clubhouse and all



amenities associate with Lake Sundance.  
Prime location with easy access to MacLeod  
and Stoney Trail.

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226303    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,299       |
| Acres          | 0.11        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4 Sundown Green Se |
| Subdivision | Sundance           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 2Y3            |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Boating, Clubhouse, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 2                                                           |
| Parking        | Off Street, On Street, Parking Pad, Block Driveway          |

**Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings          |

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Heating         | High Efficiency, Forced Air, Natural Gas                              |
| Cooling         | Central Air                                                           |
| Fireplace       | Yes                                                                   |
| # of Fireplaces | 2                                                                     |
| Fireplaces      | Decorative, Electric, Free Standing, Gas, Living Room, Master Bedroom |
| Has Basement    | Yes                                                                   |
| Basement        | Full, Partially Finished                                              |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                       |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame, Cedar                                                                           |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 5              |
| Zoning         | R-CG           |
| HOA Fees       | 320            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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