

# \$735,000 - 99 Sundown Close Se, Calgary

MLS® #A2227839

**\$735,000**

4 Bedroom, 4.00 Bathroom, 2,092 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

**\*\* OPEN HOUSE Saturday June 21st from 1:00-5:00pm, come join us for some Fresh Baked Cookies!\*\*** Nestled in the highly sought-after Lake Sundance community, this beautiful 4-bedroom, 3.5-bathroom detached home offers a perfect blend of comfort, style, and thoughtful design—ideal for modern family living. Inside, you'll love the tall ceilings, upgraded hardwood and vinyl plank flooring, and sun-soaked living spaces that feel bright and welcoming. The modern kitchen is the heart of the home, featuring sleek granite countertops and plenty of room for family meals. Upstairs, the expansive primary suite offers a peaceful retreat with a walk-in closet and a beautifully upgraded ensuite bathroom. With three more bedrooms and four bathrooms in total, there's room for everyone to have their own space. Step outside to enjoy your fully fenced backyard oasis, complete with gorgeous gardens, a dog run, and a covered, screened-in patio perfect for family BBQs or evening chats. And the best part? You'll have private lake access to Lake Sundance—perfect for swimming, skating, kayaking, and year-round family fun. This beautifully updated Lake Sundance home has had the Poly-B plumbing professionally removed and remediated, a full pre-listing inspection by a licensed home inspector (see supplements), security system and comes equipped with a Kinetico Water Purification System, solar panels for energy efficiency, and a prime location near schools, parks, and



shopping. Don't miss your opportunity to own a thoughtfully upgraded home in an ideal family-friendly community.

Built in 1990

**Essential Information**

MLS® #	A2227839
Price	\$735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,092
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	99 Sundown Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3E1

**Amenities**

Amenities	Beach Access, Clubhouse, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Purifier

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Dog Run, Garden
Lot Description	Back Lane, Dog Run Fenced In, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	28
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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