

**101 Sundown Way SE**  
**Calgary, Alberta**

**MLS # A2235683**



**\$739,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Greenhouse, Movie Theater Furnishings, Benches by Fire Pit, LED exterior Lighting

Open House Sunday Sept 7th 12-3PM: Welcome to 101 Sundown Way SE, a Stunning Family Home in Desirable Sundance with 4+1 Bedrooms, and 3.5 Bathrooms. Beautifully updated and well maintained two-storey home in the sought-after, family-friendly community of Sundance. With over 3,000 sq. ft. of developed living space spread across three finished levels, this expansive home is designed to offer both comfort and style for modern families. Step inside and be greeted by the grand front living room featuring soaring vaulted ceilings and an elegant arched window, allowing natural light to flood the space. The spacious family room offers a gas fireplace and custom wood built-ins. The heart of this home is the open-concept kitchen, offering two-tone cabinetry, stainless steel appliances, a spacious central island, built-in wine storage, and a walk-in pantry, this kitchen is as functional as it is beautiful. The adjacent formal and casual dining areas ensure plenty of space for family meals or holiday gatherings, and the bright breakfast nook offers views of the private backyard. Upstairs, you'll find four generously sized bedrooms, including the spacious primary suite—your personal retreat. The suite features a comfortable sitting area, a stylish barn-door walk-in closet, and a private 4-piece ensuite with a deep soaker tub, a walk-in shower with glass door, and a sleek modern vanity. The 3 additional bedrooms share a full 4-piece bathroom. The fully finished basement offers incredible flexibility. With one additional bedroom, a spacious rec room (currently used as a bedroom), home theatre complete with cinema seating, TV, VHS and Blu-ray players, speakers and DVD and Blue Ray movies - included. There's no shortage of space for relaxation and entertainment. The basement also features a 3-piece bathroom, and plenty of storage. Step outside

to your private south-facing backyard, where you'll find a tranquil retreat complete with a large privacy deck, and mature trees providing added privacy. The raised garden beds, greenhouse (included), and firepit area with benches (also included) are perfect for outdoor gatherings or simply relaxing after a long day. The back lane access offers extra privacy and separation from rear neighbors. Additional highlights include permanent outdoor LED lights, a double attached garage, central vacuum 2021 Furnace and roof replaced 2025 new 60 gallon hot water tank Spray foam insulation in attic and in garage ceiling below two front bedrooms Walking distance to c-train and conveniently located near Fish Creek Park, schools, and the shopping and amenities of Shawnessy, this home truly has it all.