

# \$709,900 - 116 Sundown Way Se, Calgary

MLS® #A2257970

**\$709,900**

4 Bedroom, 4.00 Bathroom, 1,728 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

OPEN HOUSE 12-3 PM Saturday, September 20th. Welcome to this beautifully maintained family home tucked away on a quiet street in Lake Sundance. Offering over 2,200 sq. ft. of comfortable living space, this 4-bedroom, 4-bathroom residence combines timeless character with modern updates—plus the bonus of no front sidewalk and a no-grass, low-maintenance yard, meaning less shoveling in winter and more time to enjoy year-round living!

Step into the sun-filled, south-facing living room where soaring vaulted ceilings create a bright and airy atmosphere. The spacious eat-in kitchen features abundant cabinetry and opens onto a large deck—perfect for summer barbecues and family gatherings (BBQ hookup included). The elegant formal dining room, also with vaulted ceilings and side windows, is ideal for hosting dinner parties.

Relax in the cozy sunken family room, complete with wood wainscoting and a granite tile-faced fireplace. A versatile main-floor office (or bedroom) adds flexibility, while a nearby hallway provides washer/dryer hookups, garage access, and a convenient guest bathroom. Gleaming oak hardwood floors flow throughout the main level, adding warmth and sophistication.

Up the hardwood staircase, you'll find a private retreat with three bedrooms and a full family bath. The spacious primary suite features a 4-piece ensuite and walk-in closet, with hardwood flooring extending seamlessly



across the upper level.

The finished basement offers a versatile, extra-large recreation space—perfect for a games room, theatre, or both. A dedicated laundry room with sink and toilet adds convenience, while a large storage area and handy workbench provide plenty of utility.

This poly-free home comes with thoughtful modern upgrades, including a high-efficiency furnace, on-demand hot water system, and central vacuum. The insulated garage is equipped with an electrical panel and a 220v plug, plus a Bluetooth-enabled garage door opener for added convenience. Outside, enjoy a massive low-maintenance deck with aluminum railing, complemented by an additional wood patio—ideal for larger gatherings. Two storage sheds and a secure RV parking stall with vinyl fencing complete the package.

Live every day like a vacation at Lake Sundance! Residents enjoy private access to a 33-acre lake and 22-acre park with year-round activities—swimming, boating, fishing, skating, and more. With top-rated schools, nearby shopping, Fish Creek Park, and C-Train transit all close by, Sundance offers one of Calgary’s finest lake lifestyles.

Take the 3D virtual tour for an in-depth look at this exceptional property!

Built in 1989

**Essential Information**

MLS® #	A2257970
Price	\$709,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,728

Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Sundown Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B5

### Amenities

Amenities	Beach Access
Parking Spaces	5
Parking	220 Volt Wiring, Double Garage Attached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 18th, 2025  
Zoning                      R-CG  
HOA Fees                  320  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office              CIR Realty

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