

# \$769,000 - 88 Sundown Green Se, Calgary

MLS® #A2245315

**\$769,000**

5 Bedroom, 4.00 Bathroom, 2,220 sqft

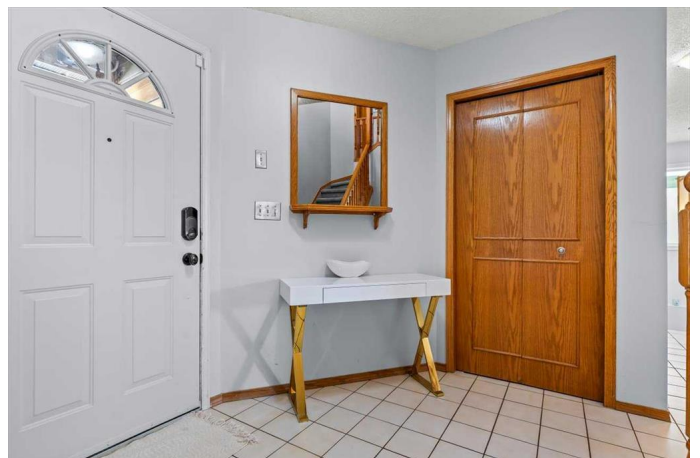
Residential on 0.15 Acres

Sundance, Calgary, Alberta

Welcome to this lovely four bedroom home in the sought after community of Lake Sundance. This home is ideally situated on a quiet street and offers easy access to the lake for swimming, kayaking, paddle boarding and the tennis courts. The spacious entrance greets you and leads into the formal living room and dining room. The kitchen features original oak cabinets, stainless steel appliances, a breakfast bar, an adjacent eating nook and a patio door with access to the deck. The cozy family room features beautiful oak millwork and a brick wood burning fireplace. Ascend the stairs to the second level of the home which offers a spacious primary bedroom with a walk-in closet and a four piece ensuite, three additional generous sized bedrooms and a full bathroom. The lower level of the home is developed and offers a family room, a bedroom, a full bathroom, laundry room and plenty of extra storage. The large sunny yard offers a deck, space for RV parking, a storage shed and play structure. Recent upgrades to the home include 13 windows replaced in 2025, two water heaters and carpets in 2021. The home includes permanent outdoor Oglo Watts LED lighting system. Enjoy living in this wonderful community and being so close to Fish Creek Park, many schools, transit and shopping.

Built in 1988

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2245315    |
| Price          | \$769,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,220       |
| Acres          | 0.15        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 88 Sundown Green Se |
| Subdivision | Sundance            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 2Y5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Family Room, Wood Burning                                                                                                       |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

**Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | None                                                             |
| Lot Description   | Back Lane, Cul-De-Sac, Pie Shaped Lot, Low Maintenance Landscape |
| Roof              | Asphalt                                                          |
| Construction      | Brick, Vinyl Siding                                              |
| Foundation        | Poured Concrete                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |
| HOA Fees       | 320              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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