

# \$685,000 - 42 Sundown Manor Se, Calgary

MLS® #A2237103

**\$685,000**

4 Bedroom, 3.00 Bathroom, 1,924 sqft

Residential on 0.10 Acres

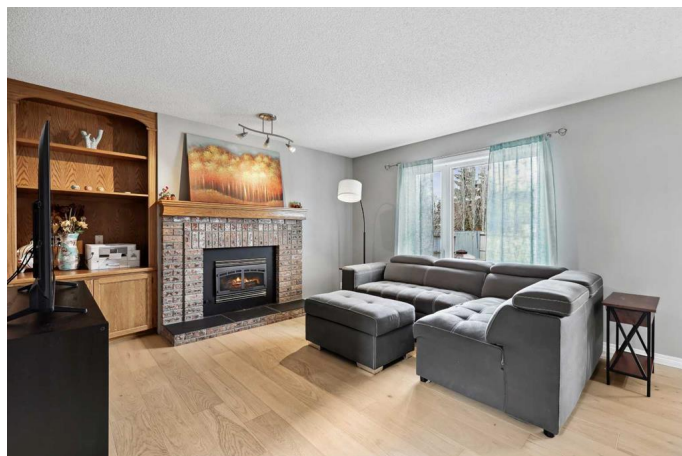
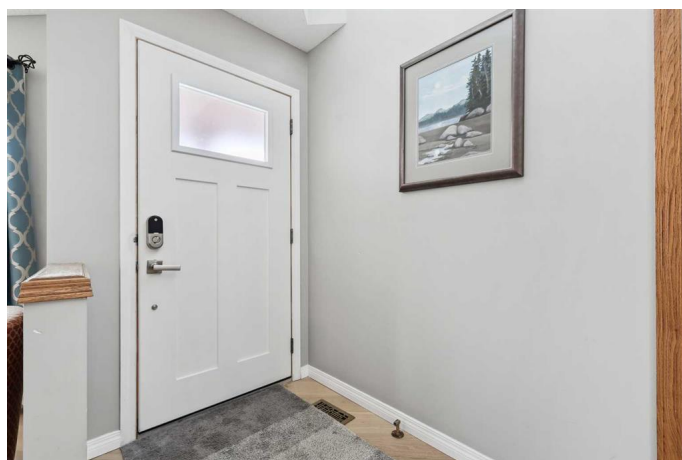
Sundance, Calgary, Alberta

Welcome to your family's next chapter in Lake Sundance! This beautifully updated 4-bedroom home offers the perfect blend of space, comfort, and community. The main floor features stunning white oak hardwood, a bright and functional kitchen with upgraded appliances and island, and a cozy family room with gas fireplace. The formal living and dining rooms are great for hosting, while the breakfast nook and large deck make everyday moments special. Upstairs boasts four generous bedrooms, including a spacious primary suite with walk-in closet and ensuite. The finished basement adds a large rec room and flex space—ideal for movies, play, or a home gym. Recent updates include a new furnace, hot water tank, triple-pane windows, and full Poly-B plumbing replacement. Enjoy year-round fun with lake access—swimming, skating, fishing, tennis, and more! All three school levels are in the community, with quick access to Stoney, Shawnessy shopping, and South Urgent Care. This is the family-friendly home you've been waiting for!

Built in 1993

## Essential Information

MLS® #	A2237103
Price	\$685,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	42 Sundown Manor Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H8

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low

	Maintenance Landscape, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.