

17143 Sundown Road SE
Calgary, Alberta

MLS # A2245671



\$765,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Stone Counters, Storage		

Inclusions: N/A

This fully renovated Sundance home offers about 1700 sq. ft. of beautifully finished living space above grade plus a fully finished basement, blending timeless character with modern comfort in one of Calgary's most established lake communities. Set on a quiet street with hardie board siding and a double attached garage, the home welcomes you with vaulted ceilings, luxury vinyl plank flooring, and an abundance of natural light from large windows and skylights. The open-concept kitchen has been completely redesigned with a massive quartz island, stainless steel appliances, farmhouse undermount sink, custom hood fan, and thoughtful storage throughout. A built-in workstation overlooks the sunken living room, where a striking brick wood-burning fireplace is framed by built-in shelving. Upstairs, you'll find three spacious bedrooms including a king-sized primary suite with walk-in closet and a fully tiled 3-piece ensuite featuring a 10mm glass shower. The main bath is equally stylish with modern finishes and a shiplap feature wall. Downstairs, the finished basement offers a versatile rec room, bedroom, custom built-ins, and ample storage. Additional upgrades include central air conditioning, newer windows, doors, trim, and fixtures, a four-year-old hot water tank, a 2005 furnace, central vac, and in-sink food disposal. Outside, enjoy a low-maintenance composite deck with aluminum railing, natural gas BBQ line, aggregate patio, RV parking pad, newer fence, and a garden shed—perfect for relaxed summer living. Call now to schedule your private showing.