17 Sundown Way SE
Calgary, Alberta

MLS # A2227518

$659,900

Division:	Sundance
Type:	Residential/House
Style:	2 Storey Split

Size:	1,957 sq.ft.	**Age:**	1990 (35 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, See Remarks, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Cement Fiber Board	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Granite Counters, Jetted Tub		

Inclusions:	Basement Wardrobe Closet, Hot Tub

Welcome to 17 Sundown Way SE—an excellent opportunity to own in the highly sought-after lake community of Sundance! This well-maintained home offers solid value with thoughtful updates and a functional layout, perfect for first-time buyers, investors, or those looking to personalize over time. Step inside to find engineered hardwood flooring throughout the main level, adding warmth and durability to the living spaces. The kitchen features granite countertops, providing a sleek and stylish workspace and leads to a cozy family room with a wood burning fireplace. The main floor layout also offers a bright, spacious formal living and dining area—ideal for family living or entertaining as well as a function flex room which could be a great office. Upstairs, you’ll find three comfortable bedrooms, including a roomy primary suite, and a full bath. The partially finished basement is ready for future development to suit your needs—whether as a rec room, home office, or extra storage. Outside, enjoy a sunny west facing backyard with space to garden or relax in the hot tub. Located on a quiet street and just a short walk to schools, parks, and Sundance Lake, where year-round activities include swimming, skating, paddleboarding, and more! An affordable entry into one of Calgary’s best family-friendly communities—don’t miss your chance to make Sundance your home community!