

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

MLS® #A2245315

**\$769,000**

5 Bedroom, 4.00 Bathroom, 2,220 sqft

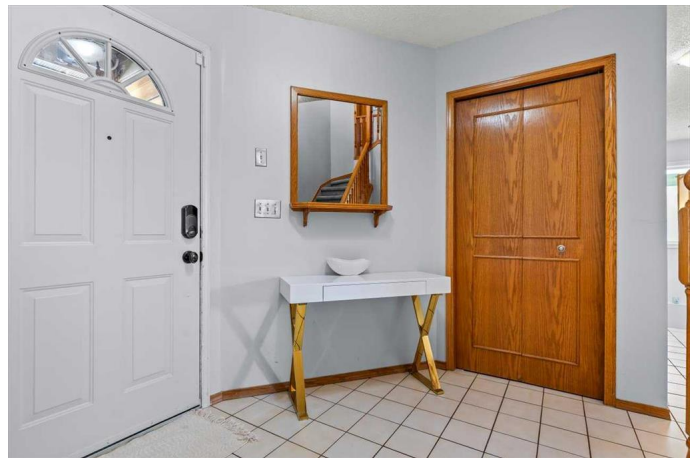
Residential on 0.15 Acres

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, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

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

**Additional Information**

Date Listed	August 4th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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