

\$699,000 - 101 Sundown Way Se, Calgary

MLS® #A2256931

\$699,000

5 Bedroom, 4.00 Bathroom, 2,228 sqft
Residential on 0.10 Acres

Sundance, Calgary, Alberta

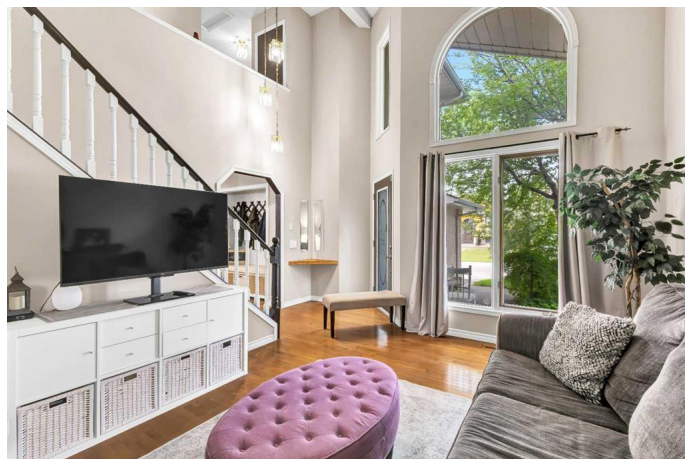
OPEN HOUSE SATURDAY SEPT 20/25 Noon to 3P. Welcome to 101 Sundown Way SE, a lovely family home which boasts newer updates and has been lovingly maintained.

This two-storey home in the sought-after, family-friendly community of Sundance, offers large windows to showcase beautiful views and south and west sunlight from the picturesque front and back yard. With 4+1 bedrooms and 3.5 bathrooms and over 3,000 sq. ft. of developed living space spread across three finished levels, this expansive home is designed to offer both comfort and style for modern families.

Step inside and be greeted by the grand front living room featuring a vaulted ceiling and an elegant arched window, allowing natural light to flood the space. The spacious family room offers a gas fireplace and custom wood built-ins.

The heart of this home is the open-concept kitchen, offering two-tone cabinetry, stainless steel appliances, a spacious central island, built-in wine storage, and a walk-in pantry, this kitchen is as functional as it is beautiful. The adjacent formal and casual dining areas ensure plenty of space for family meals or holiday gatherings, and the bright breakfast nook offers views of the private backyard.

Upstairs, you'll find four generously sized bedrooms, all with updated Laminate Plank



flooring, including the spacious primary updated suite—your personal retreat. The suite features a comfortable area that can be for relaxing or an office, a stylish barn-door walk-in closet, and a private 4-piece ensuite with a deep soaker tub, a walk-in shower with glass door, and a sleek modern vanity. The 3 additional bedrooms share a full 4-piece bathroom with updated flooring and tub surround.

The fully finished basement offers incredible flexibility. With one additional bedroom, a spacious rec room (currently used as a bedroom), home theatre complete with an Old School movie theatre with theatre seating, TV, VHS and Blu-ray players, speakers and DVD and Blue Ray movies - included. There's no shortage of space for relaxation and entertainment. The basement also features a 3-piece bathroom, and plenty of storage.

Step outside to your private south-facing backyard, where you'll find a tranquil retreat complete with a large privacy deck, and mature trees providing added privacy. The raised garden beds, greenhouse (included), are perfect for outdoor gatherings or simply relaxing after a long day. The back lane access offers extra privacy and separation from rear neighbors.

Additional highlights include permanent outdoor LED lights, a double attached garage, central vacuum, 2021 furnace and roof replaced, 2025 new 60 gallon hot water tank, spray foam insulation in attic and in garage ceiling below two front bedrooms.

Walking distance to schools, lake, ctrain and Shawnessey amenities. Within biking distance to beautiful Fish Creek Park.

Built in 1989

Essential Information

MLS® #	A2256931
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Sundown Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B5

Amenities

Amenities	Beach Access, Boating, Clubhouse, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.