

# \$675,000 - 179 Sunlake Way Se, Calgary

MLS® #A2196951

## \$675,000

3 Bedroom, 3.00 Bathroom, 1,413 sqft  
Residential on 0.13 Acres

Sundance, Calgary, Alberta

This spacious bungalow in the highly sought-after community of Sundance offers 2,700 sq. ft. of developed living space across two levels and is situated on a large corner lot with a sunny south-facing backyard. The main floor boasts soaring vaulted ceilings and a bright, open layout, featuring a dining room that flows into a well-maintained kitchen with timeless white cabinetry, ample counter and cabinet space, and access to the deck and backyard. Adjacent to the kitchen is a cozy breakfast nook with a built-in hutch. The vaulted primary bedroom includes a walk-in closet and a 4-piece ensuite, while a second bedroom is just steps away with a 4-piece bathroom conveniently located across the hall. A laundry room completes this level for added convenience. The finished basement provides additional living space with a large family room, two more bedrooms, a 4-piece bathroom, two hobby rooms, and plenty of storage. The buyer must assume the current tenant until October 1st, who are absolutely fantastic, long-standing model tenants, and who would love to remain. Situated away from heavy traffic, this home offers easy access to major roads, transit, shopping, parks, schools, and miles of pathways through Fish Creek Park, along with year-round activities at Lake Sundance. Don't miss this incredible opportunity to make this home your own!

Built in 1993



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196951    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,413       |
| Acres          | 0.13        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 179 Sunlake Way Se |
| Subdivision | Sundance           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 3H4            |

## Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Playground, Beach Access, Boating, Recreation Facilities |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached                                                                 |
| # of Garages   | 2                                                                                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Storage, Walk-In Closet(s), Laminate Counters                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room, Tile                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | None                                                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Brick, Vinyl Siding                                                     |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-CG                |
| HOA Fees       | 299                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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