

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

## Interior

Interior Features	Jetted Tub, High Ceilings, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Wall/Window Air Conditioner, Range Hood
Heating	Forced Air, Natural Gas, Fireplace(s)
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	Vinyl Siding, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	71
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.