

# \$699,900 - 69 Sunmeadows Crescent Se, Calgary

MLS® #A2236570

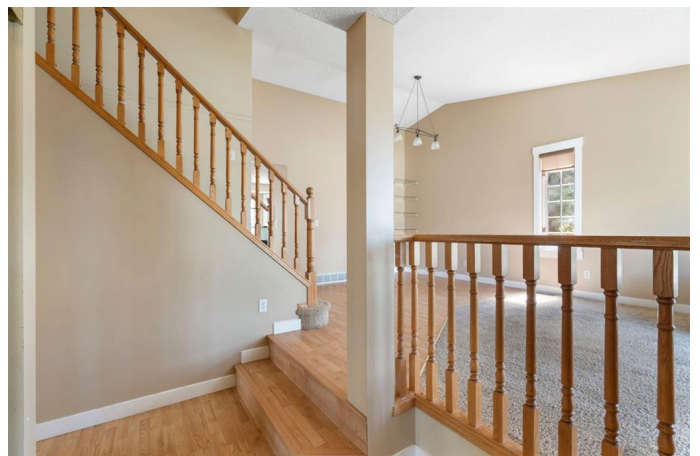
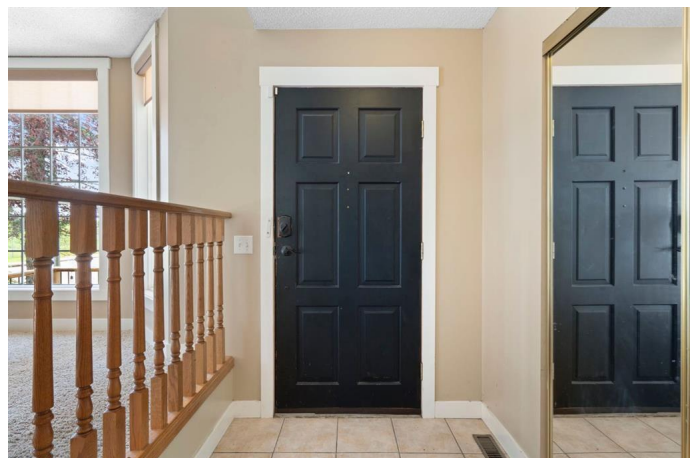
**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,752 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

Welcome to this charming two-storey home located on a corner lot in the vibrant and highly sought-after community of Lake Sundance. Backing directly onto a large green space with a newly updated playground, this property offers the perfect blend of privacy, community, and family-friendly living. The main floor features two generous living areas, offering flexibility for everyday life, entertaining, or relaxing- complete with a cozy gas fireplace for added warmth and ambiance. A thoughtfully updated kitchen sits at the heart of the home, featuring updated appliances such as the gas stove, fridge, and dishwasher, all laid out in a functional design that flows easily into both living spaces. You'll also find a dedicated home office and a convenient half bath with laundry on the main level. Upstairs, a well-designed layout offers three bedrooms, including a spacious primary suite complete with a walk-in closet and private ensuite. The two additional bedrooms are ideal for kids, guests, or flex space and are supported by a full main bathroom. You'll also appreciate the updated windows upstairs, enhancing both comfort and energy efficiency. The fully finished basement adds even more living space with a large bedroom, full bathroom, a generous recreation area, and a custom-built bar equipped with all the amenities- perfect for hosting or unwinding. Outside, enjoy the newly built front porch, expansive back deck, and fence (2022), surrounded by mature trees, garden space, and plenty of room to create



your own outdoor retreat. This move-in ready home also features major updates including a new roof & new siding (2022), air conditioning, new furnace, new hot water tank, and the upgraded upstairs windows, offering peace of mind and long-term value. Located on a friendly street with wonderful neighbours and full access to the lake and community amenities, this is your opportunity to enjoy year-round living in one of Calgary's most loved and established lake communities.

Built in 1993

**Essential Information**

MLS® #	A2236570
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,752
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	69 Sunmeadows Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H3

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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