

## 8 Sunmount Gardens SE Calgary, Alberta

**MLS # A2200872**



# \$950,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 2,277 sq.ft.                     | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 6                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space     |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s) |                   |      |

**Inclusions:** Basement Suite Appliances ( Washer, Dryer, Hood Fan, Stove, Fridge ) , Main Hood Fan/Microwave (Sold as is)

This beautiful 6-bedroom, 2-story home in Calgary's sought-after lake community of Sundance has everything you need, including a 2-BEDROOM LEGAL SUITE in the basement—ideal for extended family or rental income. As you step inside, you're welcomed by a traditional front living room and a formal dining room, currently used as a home office. The kitchen, overlooking mature evergreen trees, opens into a casual dining nook and a spacious family room with a cozy fireplace. French doors lead out to a charming patio, perfect for morning coffee or relaxing with the natural views. Upstairs features FOUR generous bedrooms and two beautifully updated bathrooms, including a master suite with a walk-in closet. It's a great setup for family living, providing both space and privacy. The fully finished basement includes a legal 2-bedroom suite, perfect for rental or extended family. It comes with a large living area, kitchen, a bathroom, a den or workshop, and its own laundry room. With over 3,000 sq. ft. of living space, backing onto greenspace with bike access to Fish Creek Park, and close to top-rated schools, this home offers a rare chance to live in one of Calgary's premier lake communities. Don't miss out on this incredible property!