

# \$950,000 - 8 Sunmount Gardens Se, Calgary

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MLS® #A2200872

**\$950,000**

6 Bedroom, 4.00 Bathroom, 2,277 sqft

Residential on 0.14 Acres

Sundance, Calgary, Alberta

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!

Built in 1985

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200872    |
| Price          | \$950,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,277       |
| Acres          | 0.14        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 Sunmount Gardens Se |
| Subdivision | Sundance              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X2B1                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Clubhouse                        |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer         |
| Heating           | Forced Air, Fireplace(s)                                        |
| Cooling           | None                                                            |

|                 |                                 |
|-----------------|---------------------------------|
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Family Room, Gas                |
| Has Basement    | Yes                             |
| Basement        | Exterior Entry, Finished, Full, |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line                 |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Cedar                        |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 53               |
| Zoning         | R-CG             |
| HOA Fees       | 299              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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