



481 Sunmills Drive SE
Calgary, Alberta

MLS # A2319793



\$774,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Dry Bar, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

DOUBLE ATTACHED GARAGE, DOUBLE DETACHED HEATED GARAGE AND SPACIOUS RV PARKING —this rare property offers exceptional versatility and room for all your vehicles, toys, and storage needs! Welcome to this well-maintained 4 bedroom, 4 bathroom home in the highly desirable lake community of Sundance. Offering over 1,670 sq ft of developed living space and equipped with central A/C, this home blends comfort, functionality, and thoughtful updates throughout. The main floor features a bright and inviting layout with both a formal living room and a cozy family room complete with a gas fireplace—perfect for everyday living and entertaining. New vinyl plank flooring throughout the home adds a modern touch. The kitchen shines with newly installed countertops (2022), ample cabinetry, and updated windows throughout (2021). Upstairs, the spacious primary retreat includes a walk-in closet and a beautifully appointed 4-piece ensuite featuring a curbless shower. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement offers incredible flexibility with new carpet (2025), a large recreation/games room, dry bar, flex space, a fourth bedroom, a recently renovated 3-piece bathroom, and a dedicated office—perfect for working from home or accommodating guests. Additional updates include a new hot water tank (2025) and roof replacement (2020), providing peace of mind for years to come. Step outside to enjoy the fully fenced and landscaped backyard, complete with a large deck, green space, and the standout feature of a detached heated double garage—ideal for hobbyists or additional parking. Located in the established and family-friendly lake community of Sundance, residents enjoy year-round access to Sundance Lake. The area is known for its excellent

schools, parks, pathways, all while providing convenient access to major roadways, shopping, and amenities. This is a unique opportunity to own a versatile, move-in ready home!