



GRASSROOTS
REALTY GROUP

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365 Sunmills Drive SE
Calgary, Alberta

MLS # A2340224



\$685,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s)		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood

Roof: Cedar Shake

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bar, Bookcases, Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This beautifully maintained former showhome offers over 2600 SF of developed living space. The main level is bright and welcoming with hardwood flooring, skylights, and plenty of natural light throughout. The spacious kitchen features white cabinetry, generous counter space, and a dining area highlighted by a gas fireplace. The main-floor office with custom oak built-ins makes working from home easy. Main-floor laundry and plenty of storage add to the convenience. The main-floor primary bedroom is spacious and private, complete with a large walk-in closet and ensuite featuring a jetted tub and separate shower. The fully developed lower level offers two additional large bedrooms, a full bathroom, and a generous family and recreation area. A wet bar, custom oak shelving, and a wine room or cold room provide even more storage space. Step outside to a beautifully landscaped yard surrounded by mature trees, creating a private and peaceful setting. The sheltered backyard deck is an ideal spot for summer BBQs, morning coffee, or relaxing at the end of the day. The heated double garage will keep your cars warm and dry all winter. With all the amenities of Sundance Lake and proximity to Fish Creek Park, Sundance is an amazing place to raise a family. Book your private showing today. All poly B in the home and the main line to the city have been replaced.