



GRASSROOTS
REALTY GROUP

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320 Sunmills Drive SE
Calgary, Alberta

MLS # A2347327



\$949,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lake		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Pine Shake
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Double Vanity, Jetted Tub, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

320 Sunmills Drive | Exclusive First Lake Access in Lake Sundance Welcome to 320 Sunmills Drive, where everyday living feels like a year round vacation. Offering rare, gated First Lake Access, this spacious 5 bedroom residence grants you entry to a quiet, semi private beach, lush sunbathing grounds, and a dock shared with only a select few neighbours. Inside, the home is tailored for family comfort and high energy living. The main floor features low maintenance vinyl plank and tile flooring, a expansive country kitchen, and a inviting family room complete with custom oak built ins. Upstairs, four bright bedrooms await, including a top-floor retreat with its own private balcony capturing serene partial lake views. The fully developed basement adds a fifth bedroom and a versatile rec space perfect for movie nights or a home gym. Nestled in Calgary's premier lake community, families will love having top tier K–12 schools just minutes away via safe, connected pathways. Exclusive lake access properties of this caliber are seldom available schedule your private viewings today.