

76 Sunmount Road SE
Calgary, Alberta

MLS # A2291608



\$700,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,501 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: Garage Door Opener

76 Sunmount Rd SE – Beautiful Bungalow in the Private Lake Community of Sundance. Welcome to this warm and inviting home located in the private lake community of Sundance, one of Calgary’s most sought-after family neighbourhoods. Offering year-round lake access, excellent schools, parks, and convenient amenities, this is a wonderful place to call home. Step inside to a large tiled foyer featuring a convenient storage bench, which can easily be converted back to its original planter feature. Just a few steps up, you are welcomed into the bright living and dining room, a perfect space for entertaining family and friends. The living room is highlighted by a cozy wood-burning fireplace, creating a welcoming focal point. The heart of the home is the beautifully designed kitchen and family area. Light hardwood flooring flows throughout this space, complemented by a second wood-burning fireplace located in the kitchen sitting area that creates a warm and inviting atmosphere. The kitchen is a chef’s dream, featuring a butcher block island, quartz countertops, stainless steel appliances with microwave hood fan, and ample cabinetry for storage. Just off the kitchen is the large breakfast nook, surrounded by windows and leading to the private backyard, providing a bright and cheerful place to enjoy your morning coffee or casual meals. The spacious primary retreat offers a peaceful place to unwind, complete with a walk-in closet and private ensuite. Conveniently located nearby is the laundry area, adding everyday convenience. The fully finished basement offers incredible additional living space with two bedrooms, a den that could easily be converted into another bedroom with the addition of a wardrobe, a 4-piece bathroom, and a massive games and recreation room with wet bar, perfect for entertaining or family movie nights. There is also plenty of

storage space. Living in Sundance means enjoying year-round lake activities including swimming, skating, fishing, paddleboarding, and community events, making this one of Calgary's most desirable lake communities. Don't miss your opportunity to own this fantastic home in Sundance.