

481 Sunmills Drive SE
Calgary, Alberta

MLS # A2319793



\$769,900

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

**** OPEN HOUSE: Sunday, August 9th 1:30-3:30pm ** PRIVATE LAKE ACCESS, 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!