



**GRASSROOTS**  
REALTY GROUP

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**35 Sunmount Close  
Calgary, Alberta**

**MLS # A2213542**



**\$765,000**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lake, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	SR
<b>Utilities:</b>	-

**Inclusions:** Calcana Heaters In Garage, TV & Mount In Kitchen, Fridge In Basement, Freezer In Basement, Wash Sink In Basement, Shed In Backyard, Fireplace Tools

Nestled in the tranquil community of Sundance, this expansive two-storey home boasts 5 generously sized bedrooms, 4 bathrooms, and a host of premium features including a heated garage, central air conditioning, and exclusive lake access. Upon entering the home, you're greeted by a spacious foyer that leads into the formal living and dining areas. The main floor features a well-appointed kitchen with stainless steel appliances and maple cabinets. Adjacent to the kitchen is a cozy family room with a wood burning fireplace perfect for intimate gatherings. The main floor includes a bedroom that would be ideal for a main level office and a half bath. The upper level boasts the primary suite with a generous-size bedroom and a luxurious ensuite. Two more additional bedrooms on the upper floor and another 4-piece bathroom provide ample space for family or guests. The fully developed basement includes a fifth bedroom, a full bathroom, and a large recreation room, ideal for a home theater, play area, or could even be developed into a 6th bedroom. The basement also has a Murphy bed all ready to be enjoyed by your guests or extended family. The generous-sized backyard is private and perfect for those family bar-b-cues or just relaxing in the sun, and the back lane is paved for an even quieter experience and less dust in the air. The double attached garage features 2 Calcana gas overhead heaters to keep it warm all year round, and an extra room for your workbench, tools, or even extra storage. The home is situated in the heart of Sundance, a family-friendly neighborhood renowned for its serene ambiance and proximity to Fish Creek Provincial Park, which is only minutes away from your front door. The lake offers swimming and boating, paddle boarding, tennis and pickle ball, barbeque areas and cook shacks, skating, and sledding. This prime location is just

steps away from top-rated schools, including French immersion and Catholic options, plus Centennial High School and Bishop O'Byrne High School. South Health Campus is only minutes away, and Shawnessy Shopping Complex is 5-minutes away. This is one that you need to check out. Book your showing today!