



**GRASSROOTS**  
REALTY GROUP

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**84 Sunmount Close SE  
Calgary, Alberta**

**MLS # A2245281**



**\$679,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

1419 sq.ft. 3 bedroom bungalow in FANTASTIC Sundance Ridge location. Main floor family room with fireplace (gas lighter) with doors onto large rear deck and beautiful rear yard. Formal living room and dining room. Two full 4pce baths including a 4pce ensuite. Newer windows on main floor bedrooms. Newer high efficiency furnace. Matching double rear garage with paved laneway. Partially developed down. Newer fencing and shingles.