



GRASSROOTS
REALTY GROUP

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224 Sunmills Place SE
Calgary, Alberta

MLS # A2281606



\$729,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,980 sq.ft.	Age:	1985 (41 yrs old)
Beds:	6	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Carport, Double Garage Detached, Heated Gar		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaper		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, No Smoking Home, Storage		

Inclusions: metal shed, garden shed, soft top carport, pergola under trees, bbq gazebo

Discover this exceptionally rare 6-bedroom split-level home, offering over 2,500 sq. ft. of total living space in the desirable, family-friendly community of Sundance. With an additional 568 sq. ft. of crawlspace, storage will never be an issue in this home. Originally constructed by Keith Homes—renowned for their quality and craftsmanship—this residence is filled with thoughtful updates and modern conveniences. All windows have been upgraded to energy-efficient triple-pane units, while a new high-impact Class 4 shingle roof was installed in 2023 alongside a new hot water tank. The home is kept comfortable year-round with a new air conditioning system (2024) and features newer GE Slate appliances in the kitchen. One of the most desirable aspects of this property is its rare pie-shaped lot. The oversized double garage is gas-heated, wired with its own electrical panel, and includes a 220V connection—ideal for a workshop or hobbyist. A 30/50-amp breaker further adds versatility, allowing space to store a boat, additional vehicles, or a large RV, all while maintaining ample green space in the backyard. Outdoor living is enhanced by multiple decks constructed of unstained pressure-treated wood, offering a clean, natural look and the flexibility for future finishing to suit your taste. The exterior is finished in rich cedar siding, restained in 2023, adding warmth and character to the home's curb appeal. Ideally located just a block from a school, with nearby lake access and convenient routes to major roads and amenities, this is a wonderful opportunity for a growing family in a well-established community. Summer backyard photos are included to help you visualize the property during warmer months.