



GRASSROOTS
REALTY GROUP

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84 Sunmount Road SE
Calgary, Alberta

MLS # A2285378



\$629,800

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Shed, Piano, White cabinet in cold storage room

Make your First Visit through the 3D Tour! Welcome to a bright and inviting home where the main level immediately feels open and livable. This home features trendy light hardwood floors, large windows that flood the space with natural light, and a functional layout designed for everyday comfort and entertaining. The front living room offers a great place to relax or welcome guests and it flows into a spacious dining area. The recently added potlights provides tones of light to both of these rooms. The refreshed kitchen is finished with crisp white cabinetry, clean granite counters, newer stainless steel appliances, and a generous island that's perfect for casual meals or hosting. Just beyond the kitchen is a second living space that anchors the home with a fireplace surrounded by built-in shelving and room to gather for movie nights or family time. Completing this main level is a 2-piece bathroom and a dedicated laundry room that keeps everything organized and out of sight. Upstairs you'll find two comfortable kids bedrooms, updated bathrooms, and a primary bedroom with a balcony, a walk in closet and 3 pce ensuite. Downstairs there is a fully finished basement with a large recreation area for games or lounging, a kids climbing wall, a cold room, a dedicated bedroom/office setup and lots of storage in the Mech room. This home feels thoughtfully designed from top to bottom, move-in ready, and ready to fit whatever stage of life you're in. The location is close to all levels of schools and just steps away from Fish Creek Park. ****OTHER NOTEABLE FEATURES**** No Poly B, Corner Lot, Composite Siding, No maintenance vinyl fence (2025), A/C, All appliances under 4 years old, New furnace in 2022 & Freshly painted exterior (2025). Don't wait on this one!!

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