



**320 Sunmills Drive SE  
Calgary, Alberta**

**MLS # A2291788**



**\$919,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,260 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lake		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

**5 BEDROOM FAMILY HOME WITH FIRST LAKE ACCESS!** Imagine living just steps from the water in the premier community of Sundance. This exceptional property offers a functional and spacious layout, perfect for growing families looking for both space and lifestyle. The main floor features durable vinyl plank and stylish tile flooring throughout, leading into a massive "country-style" kitchen—the heart of the home. The adjacent family room is anchored by custom oak built-ins, creating a warm and inviting atmosphere. Upstairs, you'll find 4 generous bedrooms, including a secondary bedroom with a private door leading to a large balcony that offers a partial view of the lake. The fully developed lower level adds even more value, featuring a large, open recreation space and a 5th bedroom, making it an ideal setup for teenagers, guests, or a quiet home office. Outside, the property is clean and well maintained with an attached garage. Located in one of the only lake communities to offer schooling from Grades K–12, your kids can enjoy a safe, active lifestyle with private, paved access for biking and play. Don't miss out. call now to see your new address at 320 Sunmills Drive!