

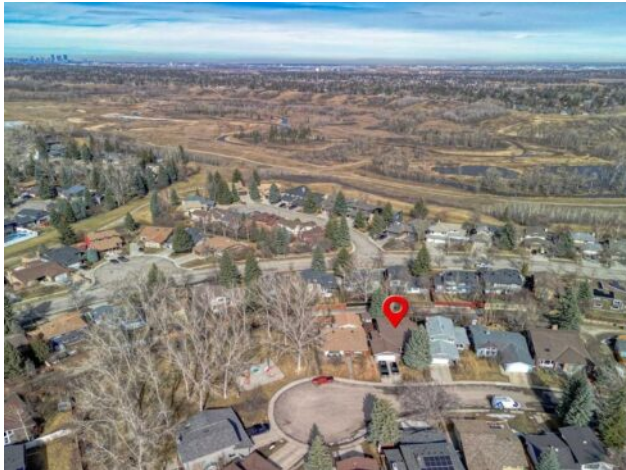


GRASSROOTS
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119 Sunmount Place SE
Calgary, Alberta

MLS # A2293843



\$799,900

Division:	Sundance		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,996 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings, 2 sheds, hot tub, 2 awnings

Tucked away on a quiet CUL-DE-SAC in sought-after Sundance, 119 Sunmount Place SE offers a rare combination of space, updates, and an unbeatable LOCATION just STEPS TO A PLAYGROUND and ONE BLOCK FROM FISH CREEK PARK. With over 2,600 SQ FT OF DEVELOPED LIVING SPACE, this fully developed 4 level split WALKOUT delivers 4 BEDROOMS, 3 FULL BATHROOMS, and FULL LAKE ACCESS. From the moment you arrive, the home makes a statement with its exposed AGGREGATE PATIO, brick pillars with wrought iron railing, and underground sprinklers servicing both the front and backyard. Inside, the layout is functional yet inviting, beginning with a slate-tiled entry and opening into a bright main level finished with oak hardwood flooring and a cozy HIGH-EFFICIENCY WOOD-BURNING FIREPLACE. The dining space is ideal for hosting, complete with built-in ceiling speakers and a ceiling fan for added comfort. The kitchen blends practicality with thoughtful upgrades, featuring a central island, tiled backsplash, garburator, garbage compactor, and a WALK-IN PANTRY with a decorative glass door. A convenient pocket door connects directly to the garage, adding every day ease. Upstairs, the PRIVATE PRIMARY SUITE stretches across the back of the home and is designed as a true retreat, offering HIS-AND-HERS CLOSETS, custom built-ins, and a well-appointed ensuite with ceramic tile flooring, a SOAKER TUB, and a space-saving pocket door. Two additional bedrooms and a full bathroom complete this level. The DOUBLE WALKOUT LEVEL is designed for both relaxation and entertaining, showcasing walnut hardwood floors with maple inlays, crown molding and recessed lighting. A gas fireplace with slate surround and custom built-ins anchors the space, while the full bar with sink and cabinetry creates the

perfect setting for hosting. The BUILT-IN SURROUND SOUND SYSTEM makes this an ideal media space, complemented by a full bathroom with a slate-tiled shower. Downstairs, the fourth level adds even more flexibility with an additional bedroom, a dedicated laundry area, and a large open space currently used as a home gym—easily adaptable for a MEDIA ROOM, OFFICE, or GAMES AREA. Major mechanical upgrades include a NEW HIGH-EFFICIENCY FURNACE WITH MODULATING FAN and NEW CENTRAL AIR CONDITIONING, a central vacuum system and a BRAND NEW WATER SOFTENER. The backyard is set up for year-round enjoyment with a two-tiered deck, TWO GAZEBOs, HOT TUB, FIREPIT, and a large shed, all within a PRIVATE, FULLY FENCED(30K(!) was spent on the fence in 2025) yard backing onto a paved alley. The OVERSIZED DOUBLE GARAGE is HEATED with its own gas furnace and thermostat—perfect for Calgary winters. Easy access to 5(!) schools:(Sundance School (K–6) - Early French Immersion, Fish Creek School (K–6), Midsun Junior High(7-9), Father James Whelihan School (K–9), Centennial High School (10–12), steps away from Sicome Lake and a short distance to the Bow River, Fish Creek Park and Lake Sundance, Shawnessy Plaza, Somerset-Bridlewood LRT,and the Ring Road.