



**51 Sunmills Court SW**  
**Calgary, Alberta**

**MLS # A2296195**



**\$549,900**

<b>Division:</b>	Sundance		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C2
<b>Utilities:</b>	-

**Inclusions:** n/a

This two storey home is located in a quite Cul-de-sac within walking distance to Lake Sundance. Your family will enjoy year-round activities such like paddle boarding, pedal boats, row boats, scuba diving, fishing, canoeing, kayaking, windsurfing, skating, tobogganing, pickle ball, basketball, beach ball and soccer. This house has 3 bedrooms, 1.5 bathroom with an oversized double detached garage. A fresh coat of paint on the main floor wall and ceiling make it a stunning area to be in. Some update includes: roof 2025, stainless steel fridge, washer 2025, garage door 2020. The finished basement gives your more space to relax.