



GRASSROOTS
REALTY GROUP

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653 Sunmills Drive SE
Calgary, Alberta

MLS # A2139215



\$675,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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| LAKE ACCESS | 4 BEDROOMS| 2.5 BATHS | FINISHED BSMT | 2,456 SQFT OF LIVING SPACE | TRIPLE PANE WINDOWS |
Discover the perfect family haven in the sought-after lake community of Sundance. This well maintained two-story home boasts 4 spacious bedrooms, 2.5 bathrooms, and over 2,400 sq ft of living space. Newer windows throughout keep the home warm in the winter and cool in the summer. Inside step into the welcoming foyer with vaulted ceilings leading to a bright living room that flows seamlessly into the dining area, ideal for family gatherings. The kitchen is equipped with ample cabinets, a central island, and a large breakfast nook opening to a sunny, east-facing deck. The cozy family room features a brick fireplace, providing a perfect spot for relaxation. The main level also includes a convenient office/bedroom and a half bath with laundry. Upstairs, you will find three bedrooms and two full bathrooms, including a generous master suite with a 4-piece ensuite. The fully finished basement offers an expansive rec room, an extra bedroom, a den, and plenty of storage space. Enjoy year round lake living and with proximity to top-rated schools and shopping, this home promises a lifestyle of comfort and convenience. It won't last long so book your showing today.