



GRASSROOTS
REALTY GROUP

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40 Sunmount Rise SE
Calgary, Alberta

MLS # A2199122



\$975,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	High Efficiency	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Tucked away in one of the most coveted locations in Sundance, this beautifully renovated 5-bedroom home offers a rare opportunity to live on a quiet cul-de-sac with direct access to the walking paths of Fish Creek Park right outside your door. With no homes behind and a southwest-facing backyard, you'll enjoy exceptional privacy, scenic sunsets, and the calming presence of nature every day. This spacious and well-cared-for family home features four bedrooms upstairs and one additional bedroom in the finished basement. The main floor offers a warm and inviting layout, including a formal dining room, a great room, and a generous family room with wood-plank ceilings and a stunning wood-burning fireplace. The kitchen space is large and functional with incredible potential—ready for your personal design touch. Extensively updated, this home includes central air conditioning (2021), two high-efficiency furnaces (2021), brand-new flooring on the main and upper levels, and fresh paint throughout. Both upstairs bathrooms have been fully renovated, along with the main floor laundry room and powder room. You'll also find new fixtures, lighting, knockdown ceilings upstairs, and thoughtful finishes throughout. Outside, the southwest-facing yard is a standout feature—nicely landscaped with room to relax and take in the views. Whether you're watching eagles soar overhead, spotting deer along the paths, or heading down to the nearby pond to catch a glimpse of the local beavers, this home truly embraces the lifestyle that comes with living beside a Provincial Park and in a Lake Community. With vibrant community spirit, wonderful neighbours, access to excellent schools, transit, and the amenities of nearby Shawnessy, this is a rare gem in an unbeatable setting.

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