

## 121 SUNMILLS Drive, Calgary T2X 2P9

MLS®#: A2162932 Listing 09/05/24 List Price: **\$592,000** Area: Sundance

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 1983 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,788 sqft

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

13

Ttl Park: 2 Garage Sz: 2

4 (3 1 )

2.0 (2 0)

3 Level Split

Access:

Lot Feat: Park Feat: Back Lane, Lawn, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot

1,094

1,094

Double Garage Detached, Garage Door Opener, Oversized

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Fireplace(s), Forced Air, Natural Gas

Sewer:

**Private Yard, Storage** Ext Feat:

Construction:

Metal Siding ,Wood Frame

Flooring:

Linoleum, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Microwave, Oven, Refrigerator, Window Coverings

Int Feat: Walk-In Closet(s)

**Utilities:** 

**Room Information** 

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`11" x 10`11"	Living Room	Main	18`4" x 12`0"
Dining Room	Main	10`10" x 6`11"	Foyer	Main	6`0" x 4`0"
Mud Room	Main	4`11" x 3`5"	Bedroom - Primary	Upper	12`5" x 12`5"
Walk-In Closet	Upper	4`11" x 4`5"	Bedroom	Upper	14`1" x 8`1"
Bedroom	Upper	10`9" x 9`2"	4pc Bathroom	Upper	7`8" x 4`11"
Bedroom	Lower	11`7" x 10`7"	4pc Bathroom	Lower	11`7" x 10`7"
Laundry	Lower	7`0" x 7`0"	Storage	Lower	14`0" x 11`0"

Other Lower 26`0" x 20`0"

Legal/Tax/Financial

Title:
Fee Simple

R-C2

Zoning:

Legal Desc: **8310190** 

Remarks

Pub Rmks:

Welcome to this charming home located in the highly sought-after community of Sundance! Situated directly across from Sundance Park, this property offers beautiful park views and access to the private Sundance Lake, providing a perfect blend of nature and community living. The front porch is the ideal spot to enjoy your morning coffee as you watch the sunrise over the park. Step inside, and you'll find recently updated flooring throughout the home. The main level boasts a stunning floor-to-ceiling brick fireplace in the living room, creating a warm and inviting space for relaxing or entertaining. The upper level features three spacious bedrooms and a full bathroom, offering plenty of room for a growing family. The lower level includes a partially finished basement with a framed and drywalled additional bedroom, plus another full bathroom for added convenience. Outside, the private backyard provides ample garden space for those with a green thumb. The oversized double garage offers plenty of room for parking and storage, along with space for a workshop—perfect for hobbies or DIY projects. Don't miss your chance to own this beautiful home across from Sundance Lake! With its unbeatable location, lake access, and thoughtful updates, this property is a rare opportunity in one of Calgary's most desirable communities.

Inclusions: N/A

Property Listed By: **eXp Realty** 

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















